

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - N/S of Windsor *
Boulevard at Oakside Circle * DEPUTY ZONING COMMISSIONER
(Lots 6, 9, 12, 38 & 39 of *
Windsor Mill Manor) * OF BALTIMORE COUNTY
2nd Election District *
2nd Councilmanic District * Case No. 95-55-SPHA

J.M.L. Development Corp., et al *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as Lots 6, 9, 12, 38 and 39 of Windsor Mill Manor located in the vicinity of Woodlawn in southwestern Baltimore County. The Petitions were filed by the owners of the property, J.M.L. Development Corporation, by Linas Zubkus, Vice President, and the Contract Purchaser/Lessee, Ricklin Homes, Inc., by Richard Kirby, President. The Petitioners seek a special hearing to approve an amendment to the final development plan of Windsor Mill Manor to reorient the proposed dwellings on Lots 6, 9 and 12 and the driveway locations for Lots 38 and 39. In addition to the special hearing relief sought, the Petitioners seek a variance from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.C. of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a distance between windows of 20 feet in lieu of the required 40 feet, from Section 1B01.2.C.6 of the B.C.Z.R. (Section V.B.3.6 of the C.M.D.P.) to permit distances between buildings of 20 feet in lieu of the required 30 feet for building heights of 25 to 30 feet, and from Section 504 of the B.C.Z.R. as follows: (Section V.B.6.b of the C.M.D.P.) to permit a window to property line setback of 6 feet in lieu of the required 15 feet; (Section V.B.6.a of the C.M.D.P.) to permit a window to street right-of-way

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11/13/95
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setback of 15 feet in lieu of the required 25 feet; and from Sections 504 (Section V.B.6.b of the C.M.D.P.) and 301 of the B.C.Z.R. to permit a property line setback of 5 feet in lieu of the minimum required 11.25 feet for a proposed deck. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Richard Kirby, President of Ricklin Homes, Inc., John L. Schneider, Professional Engineer, and Stephen J. Nolan, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence presented revealed that the subject property is located within the subdivision known as Windsor Mill Manor which is proposed for development with 43 single family dwellings. The Petitioners filed the instant Petitions to permit minor modifications to the originally approved development plan for this site. Specifically, the Petitioners seek approval to reorient the proposed dwellings on Lots 6, 9 and 12 so that potential buyers will have more flexibility in choosing one of the three model homes Richlin offers in this development. Testimony indicated that if strict adherence to the originally approved CRG plan is required, development on these three lots would be restricted to a particular model.

Further testimony revealed that the driveways for Lots 38 and 39 were originally intended to access Windsor Boulevard. However, the Office of Planning and Zoning objected to this plan and recommended access be provided via a panhandle driveway off of Oakside Circle. Because the houses would have to be turned around to access their driveways, the rear of the dwellings would then face Windsor Boulevard. In order to maintain a sense of community and provide a more aesthetically pleasing layout of

this development, the Petitioners argued that the front of the houses on Lots 38 and 39 should face Windsor Boulevard. After further discussion on this issue, the Office of Planning and Zoning agreed to allow the driveways for Lots 38 and 39 to access Windsor Boulevard.

It was also pointed out that Windsor Boulevard currently dead-ends into property owned by Woodlawn Junior High School, approximately 230 feet from Lot 38, and that there are no plans in the immediate future to extend this road. Furthermore, there is a grass median strip in the middle of this two-lane roadway creating a one-way traffic pattern. Therefore, it appears that the driveways for Lots 38 and 39 can access Windsor Boulevard without causing any significant traffic problems. In order to effectuate these minor modifications, the requested amendment to the development plan and variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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Date 11/13/94
By [Signature]

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After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. Furthermore, there were no adverse comments submitted by any Baltimore County reviewing agency, and no one from the surrounding locale appeared in opposition to the relief requested. In addition, the variance relief sought will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of October, 1994 that the Petition for Special Hearing seeking approval of an amendment to the final development plan of Windsor Mill Manor to reorient the proposed dwellings on Lots 6, 9 and 12 and the driveway locations for Lots 38 and 39, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.6.C. of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a distance between windows of 20 feet in lieu of the required 40 feet, from Section 1B01.2.C.6 of the B.C.Z.R. (Section V.B.3.6 of the C.M.D.P.) to permit distances between buildings of

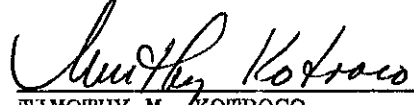
ORIGINAL RECEIVED FOR FILING

Date

By

20 feet in lieu of the required 30 feet for buildings of 25 to 30 feet in height, and from Section 504 of the B.C.Z.R. (Section V.B.6.b of the C.M.D.P.) to permit a window to property line setback of 6 feet in lieu of the required 15 feet; (Section V.B.6.a of the C.M.D.P.) to permit a window to street right-of-way setback of 15 feet in lieu of the required 25 feet; and, from Sections 504 (Section V.B.6.b of the C.M.D.P.) and 301 of the B.C.Z.R. to permit a property line setback of 5 feet in lieu of the minimum required 11.25 feet for a proposed deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 10/3/94

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 13, 1994

Stephen J. Nolan, Esquire
210 W. Pennsylvania Avenue, Suite 700
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
N/S of Windsor Boulevard at Oakside Circle
(Lots 6, 9, 12, 38 & 39 of Windsor Mill Manor)
2nd Election District - 2nd Councilmanic District
J.M.L. Development Corp., et al - Petitioners
Case No. 95-55-SPHA

Dear Mr. Nolan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Linas Zubkus, Vice President, J.M.L. Development Corp.
101 Chestnut Street, Suite 110, Gaithersburg, Md. 20877

Mr. Richard Kirby, President, Ricklin Homes, Inc.
14515 Partnership Road, Poolesville, Md. 20837

People's Counsel

File

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Petition for Special Hearing

95-55-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at

Windsor Mill Manor

which is presently zoned

D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An amendment to the Final Development Plan of Windsor Mill Manor including reorientating Lots 6,9 & 12 and driveway locations for Lots 38 & 39.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Ricklin Homes, Inc.

(Type or Print Name)

Signature

Richard Kirby, President
14515 Partnership Road

Address

Poolesville, MD 20837

City

State

Zipcode

Legal Owner(s)

J.M.L. Development Corp.

(Type or Print Name)

Signature

Linas Zubkus, Vice Pres.

Linas Zubkus, Vice President

(Type or Print Name)

Signature

101 Chestnut St. Ste. 110 (301)948-2919

Address

Phone No.

Gaithersburg, MD 20877

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard Kirby (301) 948-2919

Name

14515 Partnership Road Poolesville, MD

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2 hr

the following date

Next Two Months

ALL

OTHER

REVIEWED BY: MDK

DATE 8/11/94

Attorney for Petitioner:

N/A

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

ORDER RECEIVED FOR FILING
Date 10/13/94
By [Signature]





Petition for Variance

to the Zoning Commissioner of Baltimore County

95-55-SPHA

for the property located at

Windsor Mill Manor

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 1 B01.2.C.2.b. (V.B.6.C., C.M.D.P.) to permit 20' between windows in lieu of 40'.

1 B01.2.C.6. (V.B.3.6.) to permit 20' distances between elevations in lieu of 30' for heights 25'-30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Cont'd on next page

Fit houses on lots, provide light & means of egress, accommodate market requirements with house type options, encourage variety in the streetscape, provide a sense of community with house reorientations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Ricklin Homes, Inc.

(Type or Print Name)

Signature

Richard Kirby, President

14515 Partnership Road

Address

Poolesville, MD 20837

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

Legal Owner(s):

J.M.V. Development Corp.

(Type or Print Name)

Signature

Linas Zubkus, VICE PRES.

Linas Zubkus, Vice President

(Type or Print Name)

Signature

101 Chestnut Street Ste. 110 (301) 948-2919

Address

Phone No.

Gaithersburg, MD 20877

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard Kirby (301) 948-2919, 948-9300

Name

14515 Partnership Road Poolesville, MD 20837

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: MFJ

DATE 8/11/94

ORDER RECEIVED FOR FILING

Date: 8/13/94

By: [Signature]

Printed with Soybean Ink
on Recycled Paper



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-55-SP HA

District 2nd

Date of Posting 9/2/94

Posted for: Special Hearing & Variance

Petitioner: J.M.H. Development Corp & Dicklin Homes, Inc.

Location of property: Windsor Mill Manor

Location of Sign: Facing roadway on property, being zoned

Remarks: _____

Posted by M. Healy
Signature

Date of return: 9/9/94

Number of Signs: 1



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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:

95-55-SPHA (Item 56)
"Windsor Mill Manor"
corner Windsor Blvd.
and Sauter Lane
2nd Election District
2nd Councilmanic
Legal Owner(s):

J.M.L. Development
Corporation
Central Purchaser(s):

Public Hearing, Inc.
HEARING: TUESDAY,
SEPTEMBER 27, 1994 at
10:00 a.m. in Rm. 118, Old
Courthouse.

Special Hearing: to approve an amendment to the Final Development Plan of Windsor Mill Manor, including reorientating lots 6, 9, and 12 to the street in lieu of the original FDP and driveways for lots 38 and 39 to exit onto Windsor Boulevard in lieu of 10 general notes of original FDP. Variance: to permit 20 feet between windows in lieu of 40 feet and to permit 20-foot distances between elevations in lieu of 30 feet for heights 25 to 30 feet for lots 5 & 6, 6 & 12, 18 & 19, 19 & 20, 20 & 21, 23 & 24, 24 & 25, 25 & 26, 26 & 27, 27 & 28, 38 & 39, and 39 & 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 26, 26, 27, 38, 39, and 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 26, 26, 27, 38, 39, and 40; to permit a 15-foot window to street right-of-way in lieu of the 25 feet for lot 9; and to permit a 5-foot deck to property line setback in lieu of 11.25 feet for lot 1.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
icapped accessible; for special
accommodations. Please Call
887-3353.

(2) For Informa-
tion concerning the File and/or
Hearing, Please Call 887-3391.

8/26/94 August 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/26, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/25, 1994.

THE JEFFERSONIAN,

A. H. Henderson
LEGAL AD. - TOWSON

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 8/11/94

Ricklin Homes - Windsor Mill Manor
Development
(Windsor Blvd and Sauter Lane)

070 Combination of multi-lot variances
and Special Hearing not to
exceed \$650.00 _____ \$ 650.00

080 - 2 signs at \$35.00 each _____ \$ 70.00
\$ 720.00

receipt

95-55-SFHA

Account: R-001-6150

Number

Item Number: 56

Taken In By: MDK

SEE SMALL PINK RECEIPT -
#149516; fee paid on
8/8/94 (\$720.00)

MICROFILMED

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1A9518
ITEM 56 (MSK)

DATE 8-8-74 ACCOUNT R-001-6150

AMOUNT \$ 720.00

RECEIVED FROM: Kayford Kiebel For Kiebel Homes

Variances Submission - Windsor Mill

FOR: Reconduct To Final Development Plan of the area

MULTI-LOT VARIANCES +
SPH + 2 SIGNS

RECEIVED BY: 7/20/74

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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Item Number: 56
Planner: MJK
Date Filed: 8-11-94

P E T I T I O N P R O C E S S I N G F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓

The following information is missing:

- ✓ Descriptions, including accurate beginning point - **NONE IN FILE**
- Actual address of property
- Zoning
- Acreage
- Plats (need 12, only submitted)
- 200 scale zoning map with property outlined
- Election district
- ✓ Councilmanic district
- BCZR section information and/or wording
- Hardship/practical difficulty information
- Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

TO: PUTUXENT PUBLISHING COMPANY
August 25, 1994 Issue - Jeffersonian

Please forward billing to:

Richark Kirby
14515 Partnership Road
Poolesville, Maryland 20837
948-2919

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-55-SPHA (Item 56)

"Windsor Mill Manor"

corner Windsor Boulevard and Sauter Lane

2nd Election District - 2nd Councilmanic

Legal Owner(s): J.M.L. Development Corporation

Contract Purchaser(s): Ricklin Homes, Inc.

HEARING: TUESDAY, SEPTEMBER 27, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve an amendment to the Final Development Plan of Windsor Mill Manor, including reorientating lots 6, 9, and 12 to the street in lieu of the original FDP and driveways for lots 38 and 39 to exit onto Windsor Boulevard in lieu of #10 general notes of original FDP.

Variance to permit 20 feet between windows in lieu of 40 feet and to permit 20-foot distances between elevations in lieu of 30 feet for heights 25 to 30 feet for lots 5 & 6, 6 & 12, 18 & 19, 19 & 20, 20 & 21, 23 & 24, 24 & 25, 25 & 26, 26 & 27, 27 & 28, 38 & 39, and 39 & 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 25, 26, 27, 38, 39, and 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 25, 26, 27, 38, 39, and 40; to permit a 15-foot window to street right-of-way in lieu of 25 feet for lot 9; and to permit a 5-foot deck to property line setback in lieu of 11.25 feet for lot 1.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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SEP 27 1994

Baltimore County Government
Office of Zoning Administration
and Development Management



AUG. 19 1994

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-55-SPHA (Item 56)

"Windsor Mill Manor"

corner Windsor Boulevard and Sauter Lane

2nd Election District - 2nd Councilmanic

Legal Owner(s): J.M.L. Development Corporation

Contract Purchaser(s): Ricklin Homes, Inc.

HEARING: TUESDAY, SEPTEMBER 27, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve an amendment to the Final Development Plan of Windsor Mill Manor, including reorientating lots 6, 9, and 12 to the street in lieu of the original FDP and driveways for lots 38 and 39 to exit onto Windsor Boulevard in lieu of #10 general notes of original FDP.

Variance to permit 20 feet between windows in lieu of 40 feet and to permit 20-foot distances between elevations in lieu of 30 feet for heights 25 to 30 feet for lots 5 & 6, 6 & 12, 18 & 19, 19 & 20, 20 & 21, 23 & 24, 24 & 25, 25 & 26, 26 & 27, 27 & 28, 38 & 39, and 39 & 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 25, 26, 27, 38, 39, and 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 25, 26, 27, 38, 39, and 40; to permit a 15-foot window to street right-of-way in lieu of 25 feet for lot 9; and to permit a 5-foot deck to property line setback in lieu of 11.25 feet for lot 1.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: J.M.L. Development Corporation
Richard Kirby/Ricklin Homes, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 07 1994

Richard Kirby
14515 Partnership Road
Poolesville, Maryland 20837

RE: Item No. 56, Case No. 95-55-SPHA
Petitioner: J.M.L. Development/Ricklin Homes

Dear Mr. Kirby:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 11, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs

A handwritten signature in dark ink that reads "W. Carl Richards, Jr." in a cursive style.

95-55

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 29, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for August 29, 1994
Item No. 56

The Developers Engineering Section has reviewed the subject zoning item. As noted in Note #10 of the Final Development Plan, no individual access will be permitted onto Windsor Boulevard. Granting the request will compromise safety and traffic operations. Therefore, it is strongly recommended that this request be denied.

RWB:sw

MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

8-19-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 456 (MJK)

95-55

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Microfilm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens, ZADM

FROM: Jeffrey Long
Office of Planning & Zoning

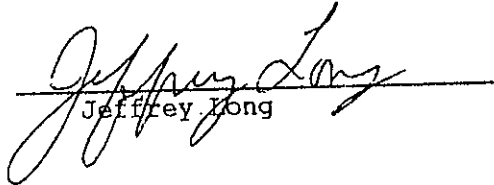
SUBJECT: Zoning Advisory Comments

DATE: August 26, 1994

Please be advised that additional time is required to review the following Petitions:

ITEM NOS. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60,
and 61.

Please contact me if you have any questions or require additional information.


Jeffrey Long

JL:bjs

RECEIVED

AUG 29 1994

ZADM

STEPHENS.JL/PZONE/ZAC1

MICROFILMED

Tom 95-55-SPH/A
9/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 29, 1994

SUBJECT: Windsor Hill Manor

INFORMATION:

Item Number: 56

Petitioner: J.M.L. Development Corporation

Property Size: _____

Zoning: D.R. 5.5

Requested Action: _____

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and meetings with the applicant, staff supports the petitioner's request conditioned upon the following:

- ~~No decks other than those constructed at grade should be permitted on lots 41 thru 43.~~ *withdrawn per Jeff Long*
- The side of any unit which faces Windsor Boulevard should have a similar degree of architectural articulation as the front face of such a unit.
(no blank walls)
- In order to increase front lawn area, driveways should be tapered along the road frontage.
- Class "A" screening should be provided along Windsor Boulevard where rears of units face windows.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kern

PK/JL:lw

RECEIVED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 9, 1994

Richard Kirby
14515 Partnership Road
Poolesville, Maryland 20837

RE: Case No. 95-55-SPHA, Item No. 56
Petitioner: J. M. L. Development/Ricklin Homes

Dear Mr. Kirby:

Enclosed are copies of comments received from Office of Planning
and Zoning on September 2, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at
887-3391.

Sincerely,

Joyce Watson

Enclosure



4393-94

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 29, 1994

SUBJECT: Windsor Hill Manor

INFORMATION:

Item Number: 56
Petitioner: J.M.L. Development Corporation
Property Size: _____
Zoning: D.R. 5.5
Requested Action: _____
Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and meetings with the applicant, staff supports the petitioner's request conditioned upon the following:

- No decks other than those constructed at grade should be permitted on lots 41 thru. 43.
- The side of any unit which faces Windsor Boulevard should have a similar degree of architectural articulation as the front face of such a unit.
- In order to increase front lawn area, driveways should be tapered along the road frontage.
- Class "A" screening should be provided along Windsor Boulevard where rears of units face windows.

Prepared by: Jeffrey W. Long
Division Chief: Cheryl L. Kerns
PK/JL:lw

RECEIVED

SEP 2 1994

ZADM

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
Windsor Mill Manor, cor Windsor	*	ZONING COMMISSIONER
Boulevard and Sauter Lane, 2nd		
Election Dist., 2nd Councilmanic	*	OF BALTIMORE COUNTY
J.M.L. Development Corporation	*	CASE NO. 95-55-SPHA
Petitioner		
* * * * *	* * * * *	

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Richard Kirby, 14515 Partnership Road, Poolesville, MD 20837, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

Item 56 8/12/94

Note to the hearing officer:

I met with the petitioner several times about this request. He filed this when I was out and it still looks incomplete. There is no property description and no attorney's signature. The variances and special hearing requests are in order. I am not spending any more time on this; however, I am trying to contact the petitioner on obtaining the property descriptions and advising him on using an attorney, especially since he is incorporated. Any questions, let me know.

Mitch

MICROFILMED

IMPORTANT MESSAGE

TO Jim
DATE 10/4 TIME 4:08 A.M.
M R. Zubkus
OF stopped by
PHONE Re: Status of
Area Code Number Extension

FAX _____

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	RETURNED YOUR CALL
WANTS TO SEE YOU	WILL CALL AGAIN
WILL FAX YOU	URGENT!

Message _____

Signed Bette



RICKLIN

95-55-SPNA

RICKLIN Homes, Inc.
14515 Partnership Road
Poolesville, MD 20837

Linas Zubkus
Vice President

(301) 948-2919

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

STEPHEN J. NOLAN

Ste 700, 210 W. PENNA. AVE.
TOWSON, MD. 21204

RICHARD KIRBY

14515 PARTNERSHIP RD
POOLESVILLE, MD 20837

JOHN L. SCHUCHTER PE

100 N ROLLING RD
CATONSVILLE, MD 21228



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

504 (V.B.6.b.) to permit a 6' window to property line setback in lieu of 15'.

504 (V.B.6.a.) to permit a 15' window to street R/U in lieu of 25'.

504 (V.B.6.b.) and 301 to permit a 5' deck to property line setback in lieu of 11.25'.

(Lot number schedule below)

95-55-SPHA

FIRST AMENDED VARIANCES

NOT VARIANCES
ONLY AMENDMENTS

LOT	20' IN LIEU OF 40' WINDOW TO WINDOW	20' SEPARATION IN LIEU OF 30' WITH ROOF HTS. 25'-30'	6' IN LIEU OF 15' WINDOW TO PROPERTY LINE	15' WINDOW TO ROW IN LIEU OF 25'	5' DECK SETBACK IN LIEU OF 11.25'	REORIENTATION TO STREET IN LIEU OF ORIGINAL F.D.P.	DRIVEWAYS TO EXIT ONTO WINDSOR BLVD IN LIEU OF #10 IN GENERAL NOTES OF ORIGINAL F.D.P.
546	X	X					
6412	X	X					
18419	X	X					
17420	X	X					
20421	X	X					
23424	X	X					
24425	X	X					
25426	X	X					
26427	X	X					
27428	X	X					
38439	X	X					
39440	X	X					
6			X			X	
18			X				
19			X				
20			X				
21			X				
25			X				
26			X				
27			X				
38			X				X
39			X				X
40			X				
9				X		X	
12					X	X	

NOTE:

MODEL TYPES ON
SPECIFIC LOTS
MAY VARY.

FIRST AMENDED FINAL DEVELOPMENT PLAN "WINDSOR MILL MANOR"

2ND ELECTION DISTRICT
SCALE: AS SHOWN

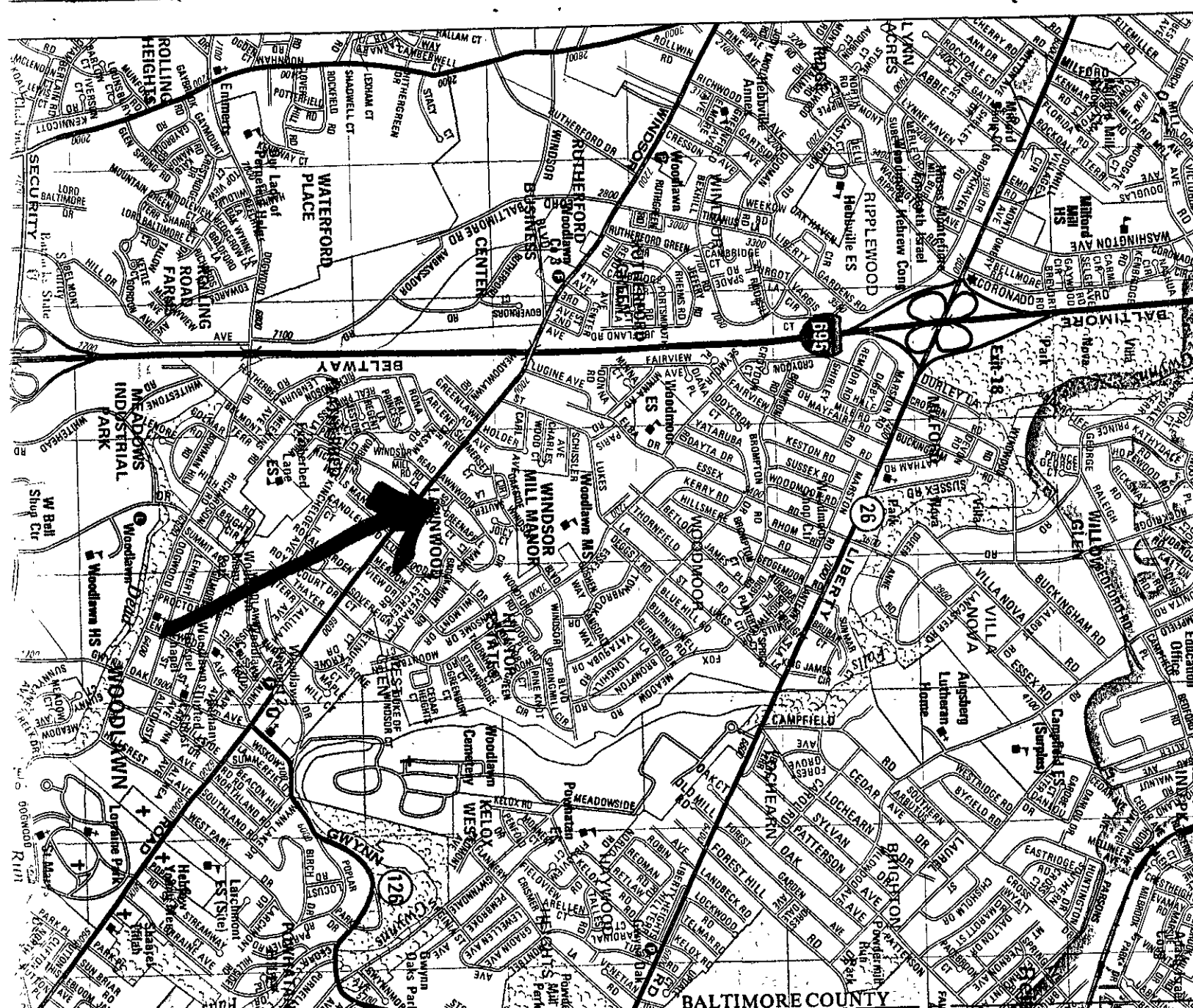
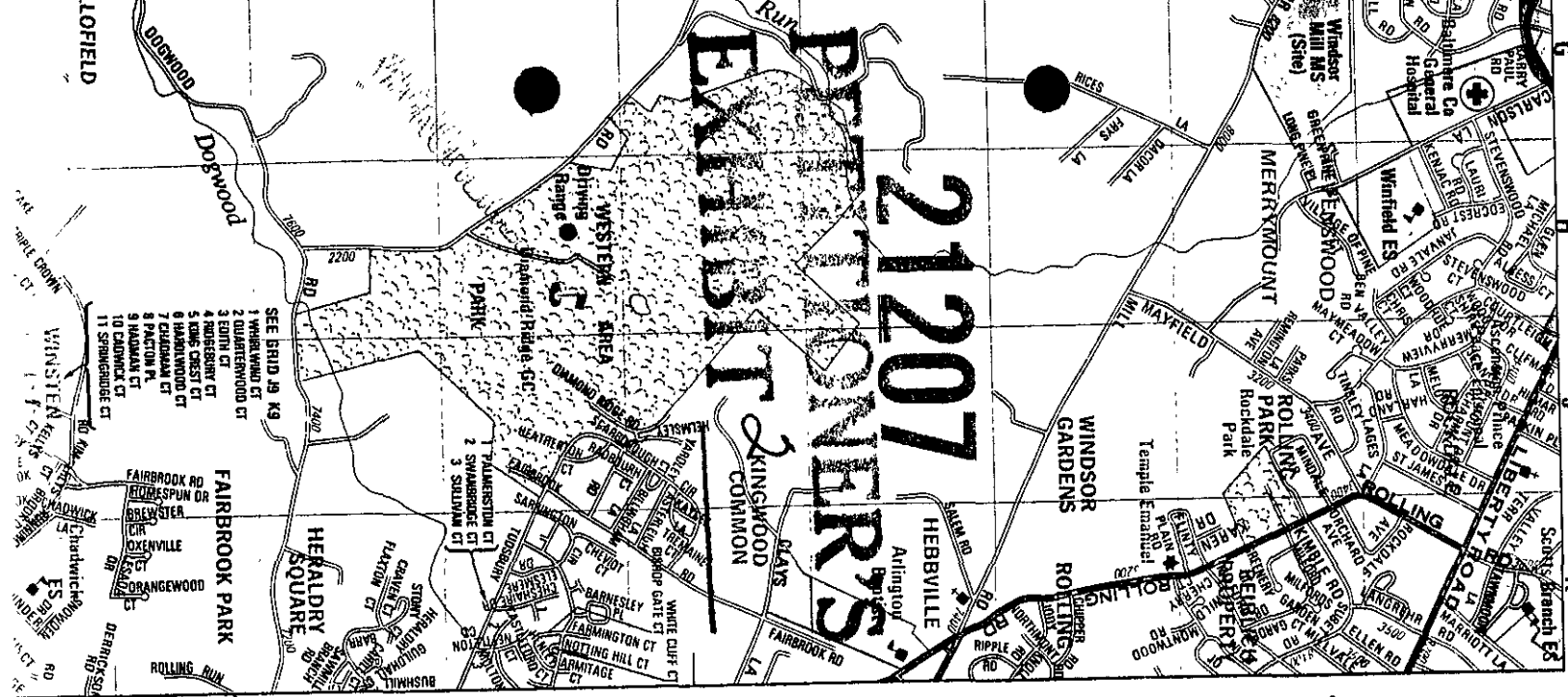
BALTIMORE CO., MD
DATE: FEBRUARY 24, 1989.

SHEET 2 OF 2

OWNER/DEVELOPER

OFFICE OF PLANNING AND ZONING
APPROVED BY

MICROFILMED





**PETITIONERS
EXHIBIT 3**

PORTION OF
TAX MAP
88

LAW OFFICES

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN *
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
E. BRUCE JONES **
J. JOSEPH CURRAN, III

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800

TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

OF COUNSEL

T. BAYARD WILLIAMS, JR.

WRITER'S DIRECT DIAL
823- 7853

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW JERSEY

September 23, 1994

VIA HAND DELIVERY

Mr. Jeffrey W. Long, Planner
Baltimore County Office of
Planning and Zoning
County Courts Building
Towson, Maryland 21204

Re: Windsor Mill Manor
Zoning Hearing: September 27, 1994

Dear Mr. Long:

Reference is made to your comments dated August 29, 1994 regarding Windsor Mill Manor.

This will serve to confirm our meeting with Mr. Richard Kirby of Ricklin Homes, Inc., in your office on September 23, 1994. At that time, Mr. Kirby provided you with further information regarding Lots 41 through 43. More specifically, Lot 42 is being completed for a handicapped, disabled person who has expressed a desire for a deck that would not be constructed at grade. Furthermore, Lot 43 has a home constructed thereon with a sliding door for a proposed deck. In light of this additional information and the fact that there are existing users for two of these subject lots, you have informed us that your office will not object or oppose the construction of decks which are not at grade for the sake of uniformity among the three lots involved.

Furthermore, you have clarified your comment regarding any unit "which faces Windsor Boulevard should have a similar degree of architectural articulation as the front face of such unit." It is our understanding that your chief concern with regard to that comment is that there be no blank walls facing Windsor Boulevard with respect to any homes which are to be constructed after the date of the hearing.

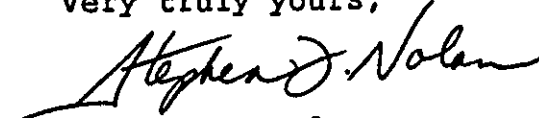
**PETITIONER'S
EXHIBIT 7**

September 23, 1994
Page two

As we also discussed, the developer understands and fully concurs with the third and fourth comments enumerated in your summary of recommendations.

Once again, we appreciate the opportunity to have met with you in order to resolve this important matter.

Very truly yours,

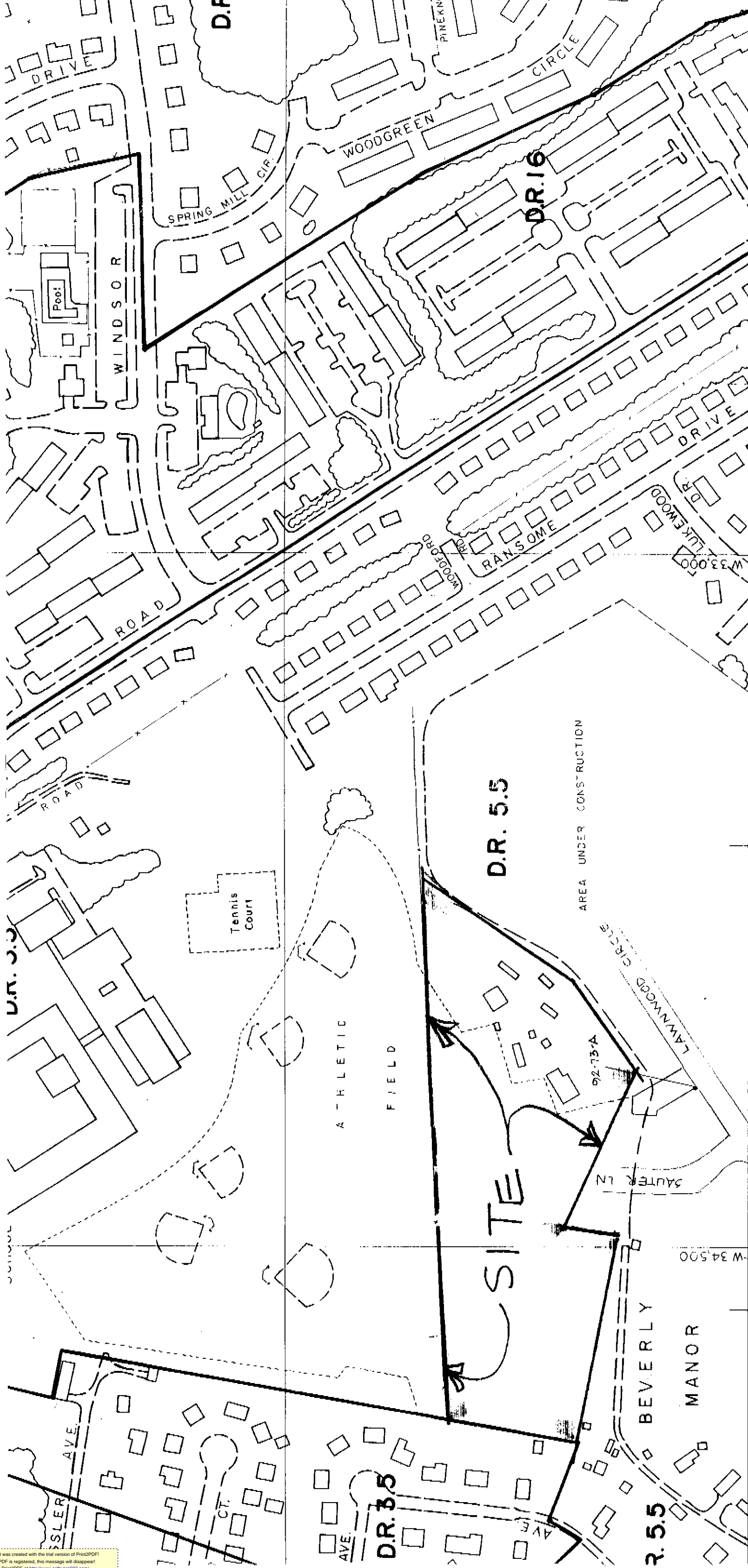


Stephen J. Nolan

SJN/mao

cc: Mr. Richard Kirby
Ricklin Homes, Inc.

09/23/94



(SHEET NW-3-F)

~~1988 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~

~~Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88~~

Dale J. Vos
Chairman, County Council

1992 COM
Adopted b

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

ODS

95-55-SPHA
MICROFILM #56

SOIL TYPES AND LIMITATIONS			
TYPE	STREETS & PARKING LOTS WITH BASEMENTS	WITHOUT BASEMENTS	SOIL CLASS
MSB2	MODERATE SLOPE	SLIGHT	B
MSB2	MODERATE SEASONALLY PERCHED WATER TABLE	MODERATE SEASONALLY PERCHED WATER TABLE	D
MSB2	MODERATE SEASONALLY PERCHED WATER TABLE	MODERATE SEASONALLY PERCHED WATER TABLE	D

- LEGEND**
- EXIST. CONTOUR
 - PROPOSED CONTOUR
 - EXIST. WELLS
 - PROPOSED MAIL PAD
 - PROPOSED TRASH PAD
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED CURB & GUTTER
 - EXIST. CURB & GUTTER
 - PROPOSED LOT NUMBER
 - PROPOSED SCREENING
 - TRACT BOUNDARY
 - SUBDIVISION BOUNDARY

NOTES:

ALL EXISTING STRUCTURES OUTSIDE ARE TO BE RATED EXCEPT EX DWELLINGS ON LOTS 7 AND 8

Regulations

Open Space:
Required - 43 units x 50 s.f./unit = 2150 s.f.
Proposed - 29,560 s.f. of open space is provided on the plan.

Parking:
Required - 2 off-street spaces/unit x 43 units = 86 spaces
Proposed - 86 off-street spaces

Landscaping:
Required - 1 tree/unit x 43 units = 43 trees
Proposed - 508 Major Deciduous Trees
See Landscape Plan

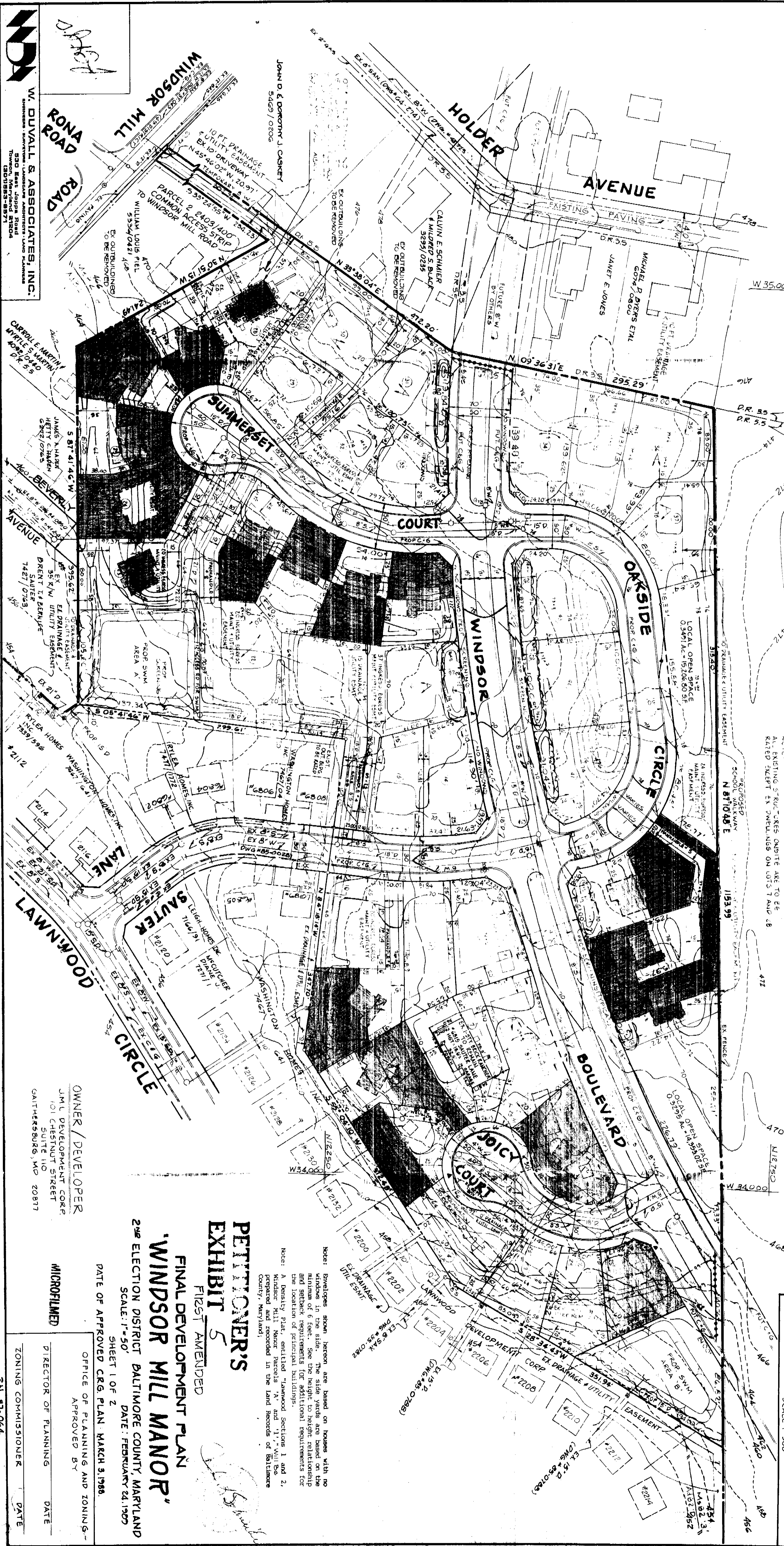
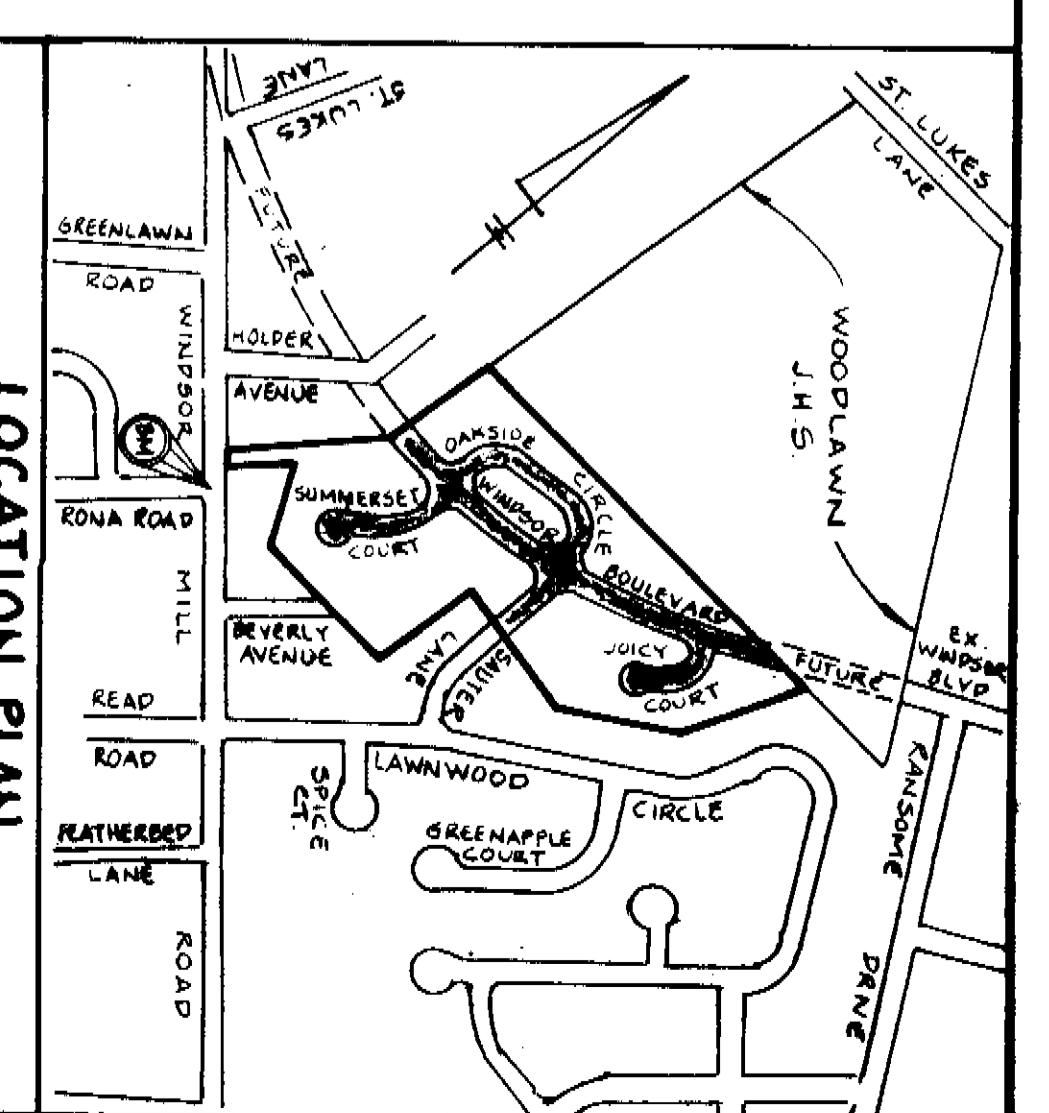
A.D.T. 1st
Estimated Average Daily Trips (A.D.T.)
43 units x 10.4 trips/unit daily = 447.20 A.D.T.

BENCH MARK

BALTO CO. X-4370 ELEV 445.30
SALVANTZ SPRIE IN MACADAM AT
INTERSECTION OF WINDSOR MILL ROAD
AND RONA ROAD

Site Data

- Gross Acreage: 13.825 Ac. ±
- Net Acreage: 12.159 Ac. ±
- Existing Building: 0 s.f.
- Proposed Building: 0 s.f.
- Census Tract: 4024.04
- Neighborhood: Gaynor Falls
- Subwatershed: No. 70
- Deed of Ownership: 5-M 774C/G-71
- Tax Account No.: 02-0219000254 & 02-0219000381



W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
330 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(410) 281-8871

OWNER / DEVELOPER
JML DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

MICROFILMED
DIRECTOR OF PLANNING
ZONING COMMISSIONER

DATE OF APPROVED CRG. PLAN MARCH 3, 1986.

APPROVED BY

DATE

PETITIONER'S EXHIBIT 5

FIRST AMENDED

FINAL DEVELOPMENT PLAN

'WINDSOR MILL MANOR'

2ND ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

SCALE: 1"=50'

DATE: FEBRUARY 24, 1987

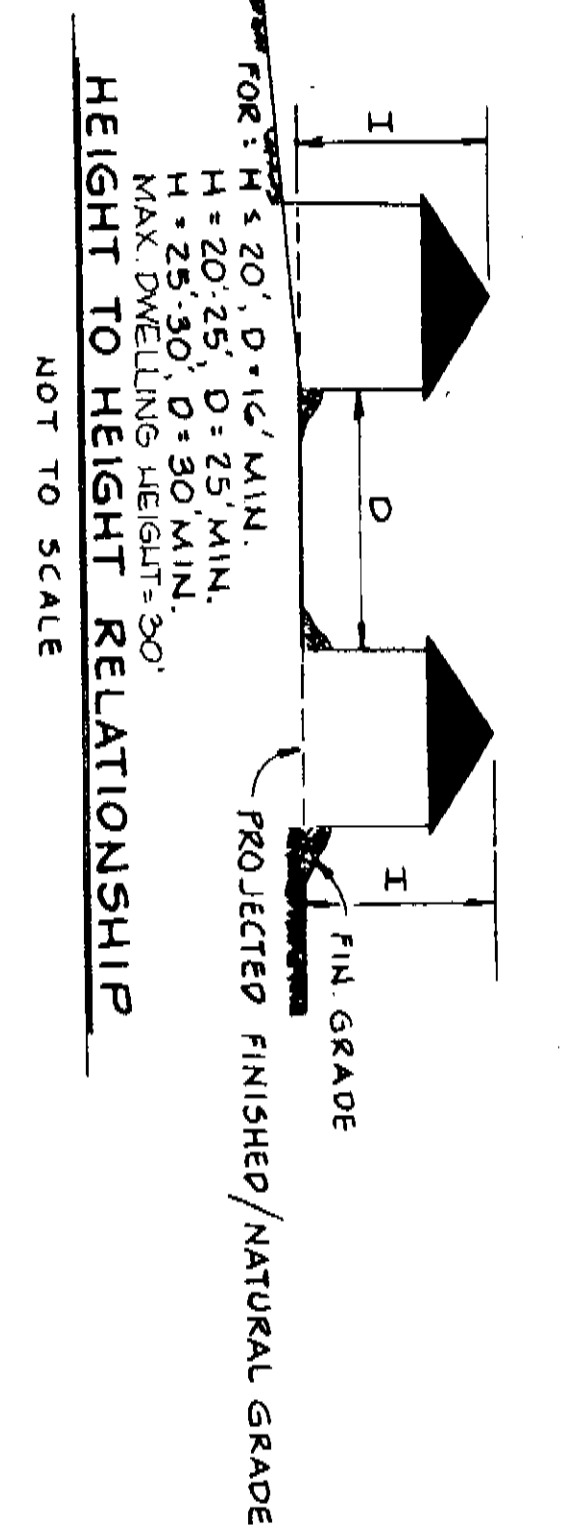
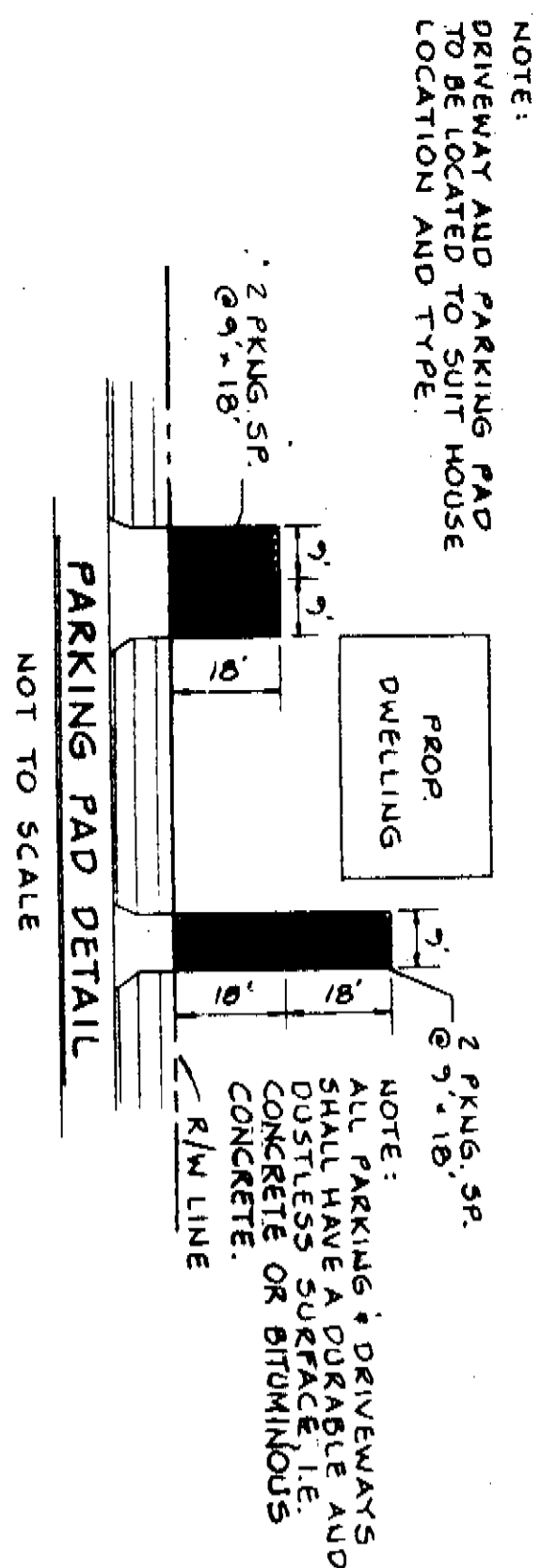
SHEET 1 OF 2

DATE OF APPROVED CRG. PLAN MARCH 3, 1986.

Notes:

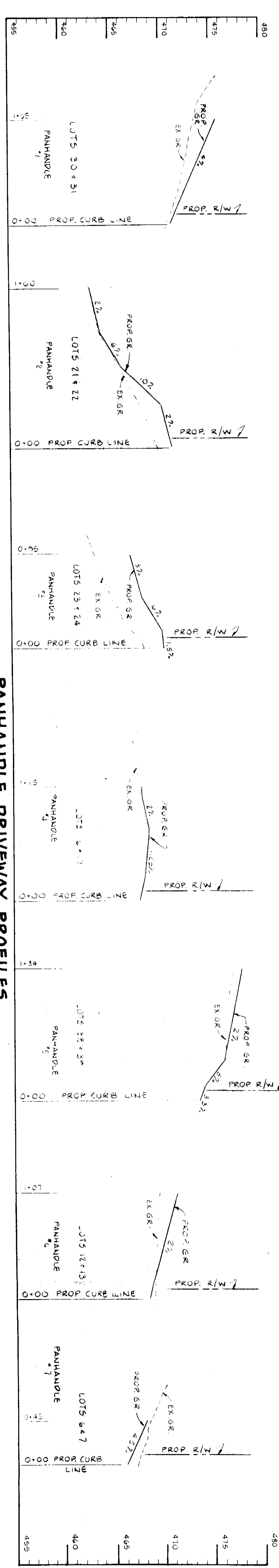
Developers shown herein are based on houses with no windows in the side. The side yards are based on the minimum of 6 feet. See the height to height relationship and setback requirements for additional requirements for the location of principal buildings.

Note: A Density Plot, entitled "Lawnwood" sections 1 and 2, prepared and recorded in the Land Records of Baltimore County, Maryland.



SETBACK REQUIREMENTS

40' WINDOW TO WINDOW
15' WINDOW TO TRACT BOUNDARY
35' WINDOW TO TRACT BOUNDARY
25' WINDOW TO RIGHT-OF-WAY LINE
30' BUILDING TO TRACT BOUNDARY
60' SIDE YARD ENVELOPE
50' WINDOW TO EX. ROAD R/W
BUILDING TO EXISTING R/W - 25'
BUILDING TO PROPOSED R/W - 0'

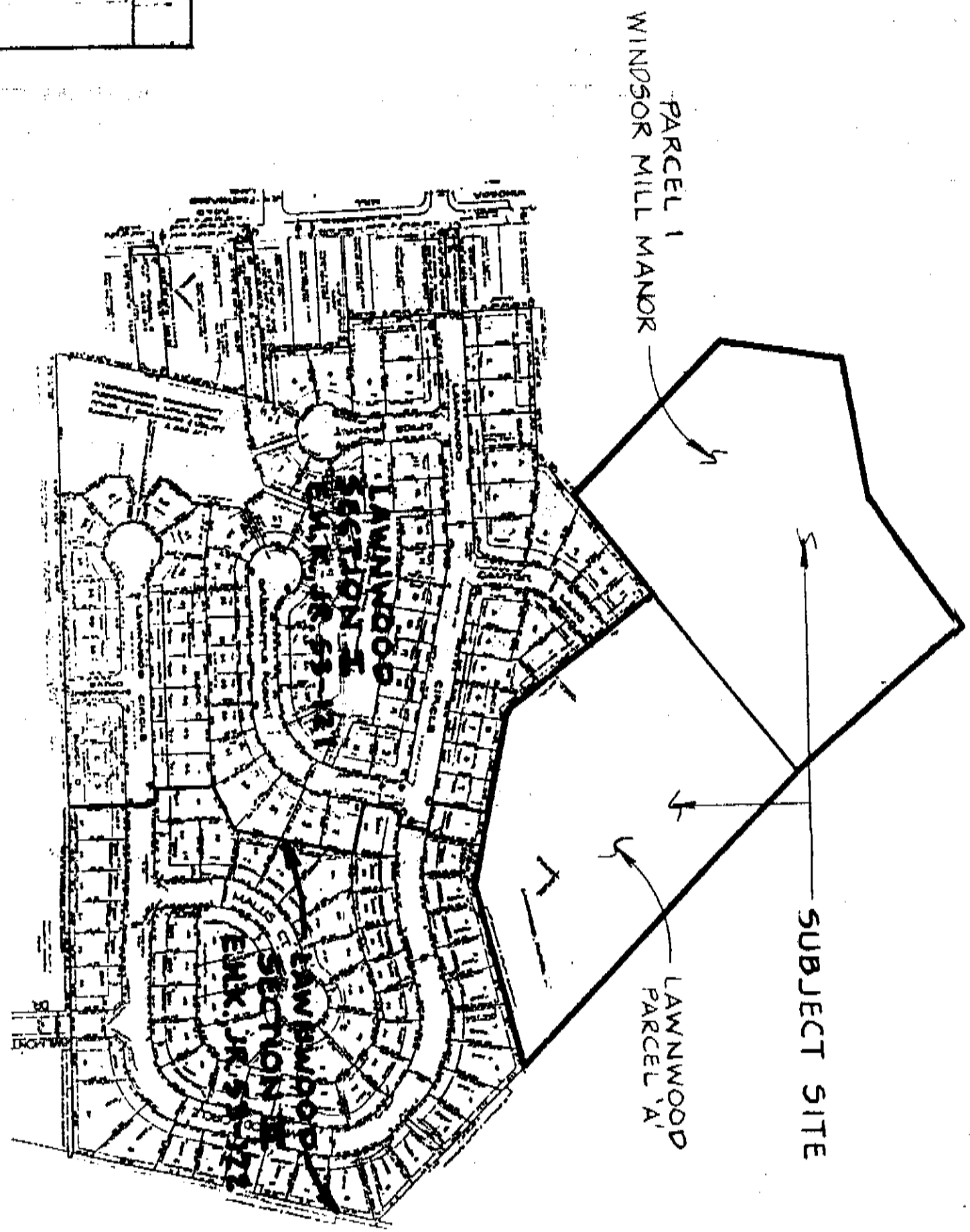
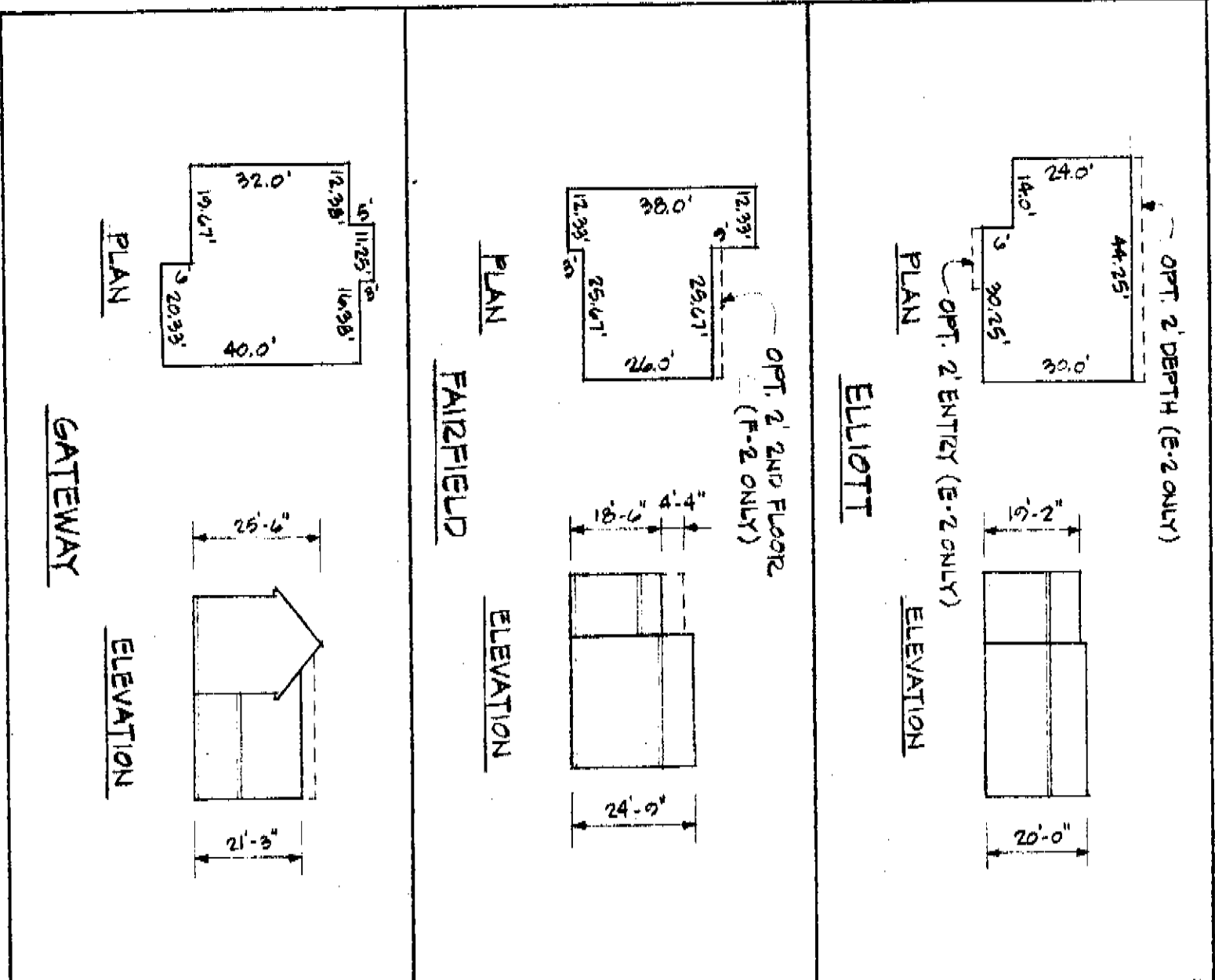


PANHANDLE DRIVEWAY PROFILES

SCALE: 1" = 50' H.E., 1" = 5' V.T.

FIRST AMENDED VARIANCES

NOT VARIANCES
ONLY AMENDMENTS



DENSITY DRAWING

NOT TO SCALE

OVERALL DENSITY CALCULATIONS LAWNWOOD SECTIONS 1 & 2, WINDSOR MILL MANOR PARCELS A & F				
SECTION 1	SECTION 2	WINDSOR MILL MANOR PARCEL A	WINDSOR MILL MANOR PARCEL F	TOTALS
66035 ACRES	10.272	11.72	7.6765	43.8405
DWELLING UNITS ALLOWED	95.1872	53.1172	55.6152	203.92
DWELLING UNITS PROPOSED	79	61	43	183
DENSITY UNITS REMAINING	21.606	3.46	33.057	58.123

* CALCULATIONS INCLUDE WINDSOR MILL MANOR PARCEL A & F

1. Topography shown hereon is field run.
2. Boundary shown hereon was taken from a boundary survey prepared by Michael B. Dillies, R.L.S. 1006, revised May 24, 1988.
3. Existing buildings shown are to remain. All other existing buildings are to be removed.
4. Prior to zoning, existing buildings to be razed will be surveyed for asbestos.
5. There are no known wetlands, critical areas, archaeological or historical sites, endangered species, habitats, or other resources on the subject site.
6. Any existing sewerage disposal systems on site are to be pumped and backfilled in accordance with current Maryland State Health Department Regulations.
7. Any existing wells on site are to be abandoned in accordance with current Maryland State Health Department Regulations.
8. Any existing wells on site are to be abandoned in accordance with current Maryland State Health Department Regulations.
9. Any existing wells on site are to be abandoned in accordance with current Maryland State Health Department Regulations.
10. No driveways are to be installed at all intersections.
11. No driveways are to be installed at all intersections.
12. No driveways are to be installed at all intersections.
13. No driveways are to be installed at all intersections.
14. All units to be for sale.
15. All units to be for sale.
16. All units to be for sale.
17. All units to be for sale.
18. All units to be for sale.
19. All units to be for sale.
20. All units to be for sale.
21. All units to be for sale.
22. All units to be for sale.
23. All units to be for sale.
24. All units to be for sale.
25. All units to be for sale.

LOT	20' IN LIEU OF 40' WINDOW TO WINDOW	20' SEPARATION IN LIEU OF 30' WITH 25' H.T. 25' - 30'	6' IN LIEU OF 15' WINDOW TO PROPERTY LINE	15' WINDOW TO R/W IN LIEU OF 25'	5' DECK SETBACK IN LIEU OF 11-25'	REPRESENTATION TO STREET IN LIEU OF ORIGINAL FDP	DRIVEWAYS TO EXIST ONTO WINDSOR MILL MANOR IN LIEU OF 15' WINDOW TO WINDOW NOTES OR ORIGINAL FDP
1	X	X	X	X	X	X	X
2	X	X	X	X	X	X	X
3	X	X	X	X	X	X	X
4	X	X	X	X	X	X	X
5	X	X	X	X	X	X	X
6	X	X	X	X	X	X	X
7	X	X	X	X	X	X	X
8	X	X	X	X	X	X	X
9	X	X	X	X	X	X	X
10	X	X	X	X	X	X	X
11	X	X	X	X	X	X	X
12	X	X	X	X	X	X	X
13	X	X	X	X	X	X	X
14	X	X	X	X	X	X	X
15	X	X	X	X	X	X	X
16	X	X	X	X	X	X	X
17	X	X	X	X	X	X	X
18	X	X	X	X	X	X	X
19	X	X	X	X	X	X	X
20	X	X	X	X	X	X	X
21	X	X	X	X	X	X	X
22	X	X	X	X	X	X	X
23	X	X	X	X	X	X	X
24	X	X	X	X	X	X	X
25	X	X	X	X	X	X	X
26	X	X	X	X	X	X	X
27	X	X	X	X	X	X	X
28	X	X	X	X	X	X	X
29	X	X	X	X	X	X	X
30	X	X	X	X	X	X	X
31	X	X	X	X	X	X	X
32	X	X	X	X	X	X	X
33	X	X	X	X	X	X	X
34	X	X	X	X	X	X	X
35	X	X	X	X	X	X	X
36	X	X	X	X	X	X	X
37	X	X	X	X	X	X	X
38	X	X	X	X	X	X	X
39	X	X	X	X	X	X	X
40	X	X	X	X	X	X	X
41	X	X	X	X	X	X	X
42	X	X	X	X	X	X	X
43	X	X	X	X	X	X	X
44	X	X	X	X	X	X	X
45	X	X	X	X	X	X	X
46	X	X	X	X	X	X	X
47	X	X	X	X	X	X	X
48	X	X	X	X	X	X	X
49	X	X	X	X	X	X	X
50	X	X	X	X	X	X	X
51	X	X	X	X	X	X	X
52	X	X	X	X	X	X	X
53	X	X	X	X	X	X	X
54	X	X	X	X	X	X	X
55	X	X	X	X	X	X	X
56	X	X	X	X	X	X	X
57	X	X	X	X	X	X	X
58	X	X	X	X	X	X	X
59	X	X	X	X	X	X	X
60	X	X	X	X	X	X	X
61	X	X	X	X	X	X	X
62	X	X	X	X	X	X	X
63	X	X	X	X	X	X	X
64	X	X	X	X	X	X	X
65	X	X	X	X	X	X	X
66	X	X	X	X	X	X	X
67	X	X	X	X	X	X	X
68	X	X	X	X	X	X	X
69	X	X	X	X	X	X	X
70	X	X	X	X	X	X	X
71	X	X	X	X	X	X	X
72	X	X	X	X	X	X	X
73	X	X	X	X	X	X	X
74	X	X	X	X	X	X	X
75	X	X	X	X	X	X	X
76	X	X	X	X	X	X	X
77	X	X	X	X	X	X	X
78	X	X	X	X	X	X	X
79	X	X	X	X	X	X	X
80	X	X	X	X	X	X	X
81	X	X	X	X	X	X	X
82	X	X	X	X	X	X	X
83	X	X	X	X	X	X	X
84	X	X	X	X	X	X	X
85	X	X	X	X	X	X	X
86	X	X	X	X	X	X	X
87	X	X	X	X	X	X	X
88	X	X	X	X	X	X	X
89	X	X	X	X	X	X	X
90	X	X	X	X	X	X	X
91	X	X	X	X	X	X	X
92	X	X	X	X	X	X	X
93	X	X	X	X	X	X	X
94	X	X	X	X	X	X	X
95	X	X	X	X	X	X	X
96	X	X	X	X	X	X	X
97	X	X	X	X	X	X	X
98	X	X	X	X	X	X	X
99	X	X	X	X	X	X	X
100	X	X	X	X	X	X	X

NOTE: MODEL TYPES ON SPECIFIC LOTS MAY VARY.

FIRST AMENDED FINAL DEVELOPMENT PLAN "WINDSOR MILL MANOR"

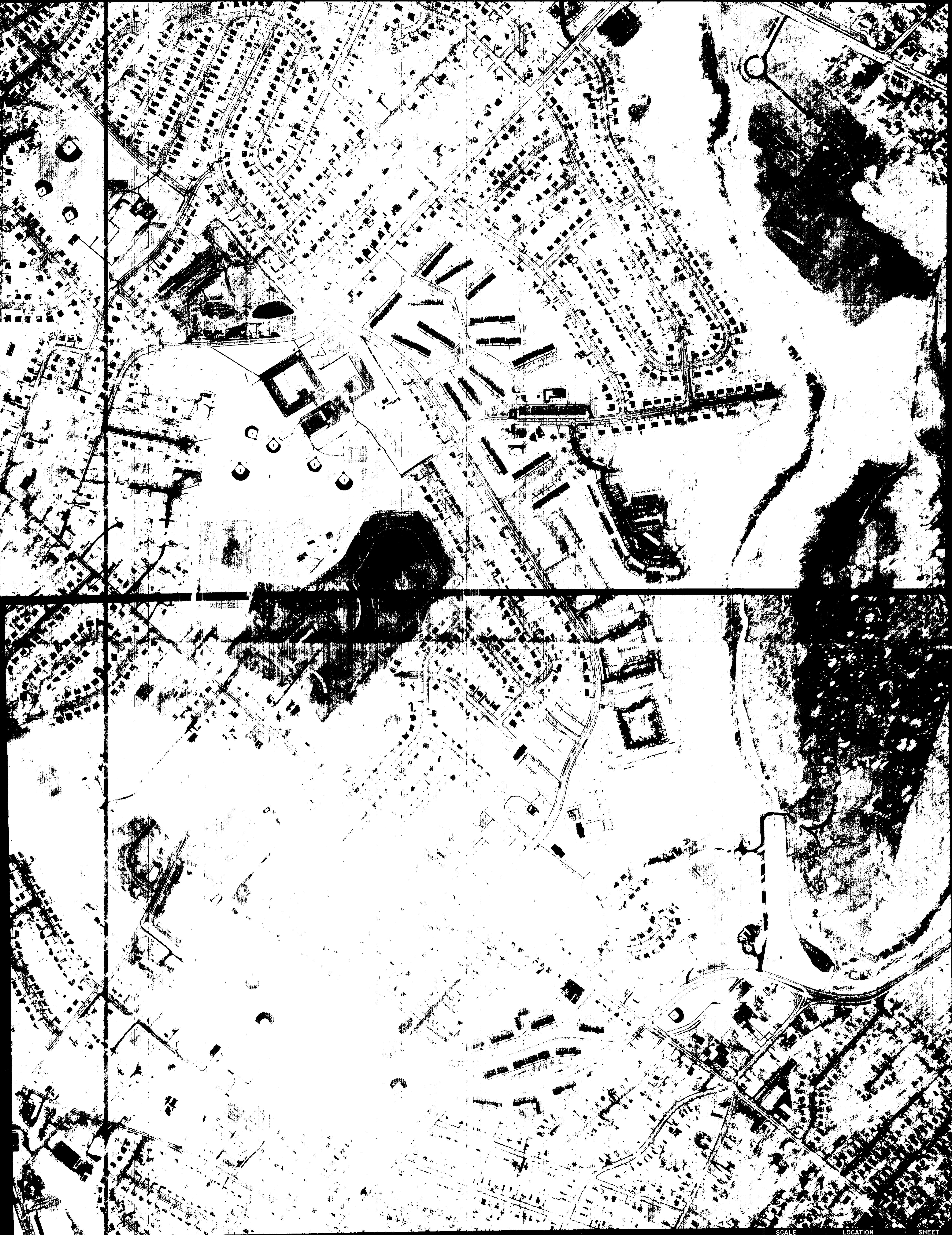
2ND ELECTION DISTRICT BALTIMORE CO. MD
DATE: FEBRUARY 26, 1989
SHEET 2 OF 2

OWNER/DEVELOPER
J.M.L. DEVELOPMENT CORP.
101 CHESTNUT STREET
SUITE 110
GAITHERSBURG, MD 20877

OFFICE OF PLANNING AND ZONING
APPROVED BY
DIRECTOR OF PLANNING
DATE
ZONING COMMISSIONER
RATE

W. DUVALL & ASSOCIATES, INC.
ENGINEERS SURVEYORS
230 East Joppa Road
Towson, Maryland 21204
(410) 583-8571

PETITIONER'S
EXHIBIT 4



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WOODLAWN	N.W. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986		

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

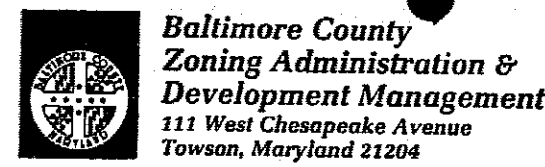
District: 24.2 Date of Posting: 9/2/94
Posted for: Special Hearing & Variance
Petitioner: J.M.L. Development Corp. Ricklin Homes, Inc.
Location of property: Windsor Mill Manor
Location of Signs: Along the way on property, both sides
Remarks: M.H.H.
Posted by: M.H.H. Date of return: 9/19/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/26, 1994
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/25, 1994.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON



Date: 8/11/94

Ricklin Homes - Windsor Mill Manor Development
(under Pink and Sauter Lane)

070 combination of multi-lot variances and Special Hearing not to exceed \$650.00
080 - 2 signs at \$35.00 each \$ 70.00
\$ 720.00

receipt
95-55-SPHA
Account: R-001-6150
Number
Item Number: 56
Taken In By: MCK

SEE SMALL PINK RECEIPT - #149516; fee paid on 8/8/94 (\$720.00)

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 149516
ITEM 510 (MCK)
DATE: 8-11-94 ACCOUNT: R-001-6150
AMOUNT: \$ 720.00
RECEIVED FROM: Victorine Submission - Windsor Mill
FOR: Final Development Plan of the above
MULTI-LOT VARIANCES + 2 SIGNS
VALIDATION OR SIGNATURE OF CASHIER

Item Number: 56
Planner: MCK
Date Filed: 8-11-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:
✓ Descriptions, including accurate beginning point - NONE IN FILE
Actual address of property
Zoning
Acreage
Plats (need 12, only 1 submitted)
200 scale zoning map with property outlined
Election district
✓ Councilmanic district
BC28 section information and/or wording
Hardship/practical difficulty information
Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
Power of attorney or authorization for person signing for legal owner and/or contract purchaser
Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSP50)
11/17/93

TO: KUTNER PUBLISHING COMPANY
August 25, 1994 Issue - Jeffersonian

Please forward billing to:

Richard Kirby
16515 Partnership Road
Polesville, Maryland 20837
948-2919

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-55-SPHA (Item 56)
"Windsor Mill Manor"
corner Windsor Boulevard and Sauter Lane
2nd Election District - 2nd Councilmanic
Legal Owner(s): J.M.L. Development Corporation
Contract Purchaser(s): Ricklin Homes, Inc.
HEARING: TUESDAY, SEPTEMBER 27, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve an amendment to the Final Development Plan of Windsor Mill Manor, including reconfiguring lots 6, 9, and 12 to the street in lieu of the original FDP and driveways for lots 38 and 39 to exit onto Windsor Boulevard in lieu of 810 general notes of original FDP.
Variance to permit 20 feet between windows in lieu of 40 feet and to permit 20-foot distances between elevations in lieu of 30 feet for heights 25 to 30 feet for lots 5 & 6, 6 & 12, 18 & 19, 19 & 20, 20 & 21, 23 & 24, 24 & 25, 25 & 26, 26 & 27, 27 & 28, 28 & 39, and 39 & 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 25, 26, 27, 38, 39, and 40; to permit a 6-foot window to property line setback in lieu of 15 feet for lots 6, 18, 19, 20, 21, 25, 26, 27, 38, 39, and 40; to permit a 15-foot window to street right-of-way in lieu of 25 feet for lot 9; and to permit a 5-foot deck to property line setback in lieu of 11.25 feet for lot 1.

LAWRENCE K. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



AUG. 19 1994

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

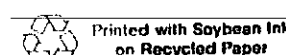
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Carl Jablon
Arnold Jablon
Director

cc: J.M.L. Development Corporation
Richard Kirby/Ricklin Homes, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 07 1994

Richard Kirby
16515 Partnership Road
Polesville, Maryland 20837

RE: Item No. 56, Case No. 95-55-SPHA
Petitioner: J.M.L. Development/Ricklin Homes

Dear Mr. Kirby:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriate means of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other agencies of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 11, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

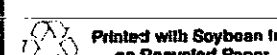
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggg



95-55

**BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 28, 1994
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for August 29, 1994
Item No. 56

The Developers Engineering Section has reviewed the subject zoning item. As noted in Note #10 of the Final Development Plan, no individual access will be permitted onto Windsor Boulevard. Granting the request will compromise safety and traffic operations. Therefore, it is strongly recommended that this request be denied.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 456 (MCK)
95-55

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens, ZADM
DATE: August 26, 1994
FROM: Jeffrey Long
Office of Planning & Zoning
SUBJECT: Zoning Advisory Comments

Please be advised that additional time is required to review the following Petitions:
ITEM NOS. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, and 61.
Please contact me if you have any questions or require additional information.

JL:bjs

RECEIVED
AUG 29 1994
ZADM

STEPHENS, JI/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: August 29, 1994
SUBJECT: Windsor Hill Manor

INFORMATION:
Item Number: 56
Petitioner: J.M.L. Development Corporation
Property Size:
Zoning: D.R. 5.5
Requested Action:
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and meetings with the applicant, staff supports the petitioner's request conditioned upon the following:

- No decks other than those constructed at grade should be permitted on lots 41 and 43. *Withdrawn per Jeff Long*
- The side of any unit which faces Windsor Boulevard should have a similar degree of architectural articulation as the front face of such a unit. *(No blank walls)*
- In order to increase front lawn area, driveways should be tapered along the road frontage.
- Class "A" screening should be provided along Windsor Boulevard where rears of units face windows.

Prepared by: *Jeffrey W. Long*
Division Chief: *Pat Keller*
PK/JL:lw

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

September 9, 1994

(410) 887-3353

Richard Kirby
14515 Partnership Road
Poolesville, Maryland 20837

RE: Case No. 95-55-SPHA, Item No. 56
Petitioner: J. M. L. Development/Ricklin Homes

Dear Mr. Kirby:

Enclosed are copies of comments received from Office of Planning and Zoning on September 2, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson

Enclosure

Printed with Soybean Ink
on Recycled Paper

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
Windsor Hill Manor, cor Windsor *
Boulevard and Sauter Lane, 2nd *
Election Dist., 2nd Councilmanic *
J.M.L. Development Corporation * OF BALTIMORE COUNTY
Petitioner * CASE NO. 95-55-SPHA
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Richard Kirby, 14515 Partnership Road, Poolesville, MD 20837, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Item 56 8/12/94

Note to the hearing officer:

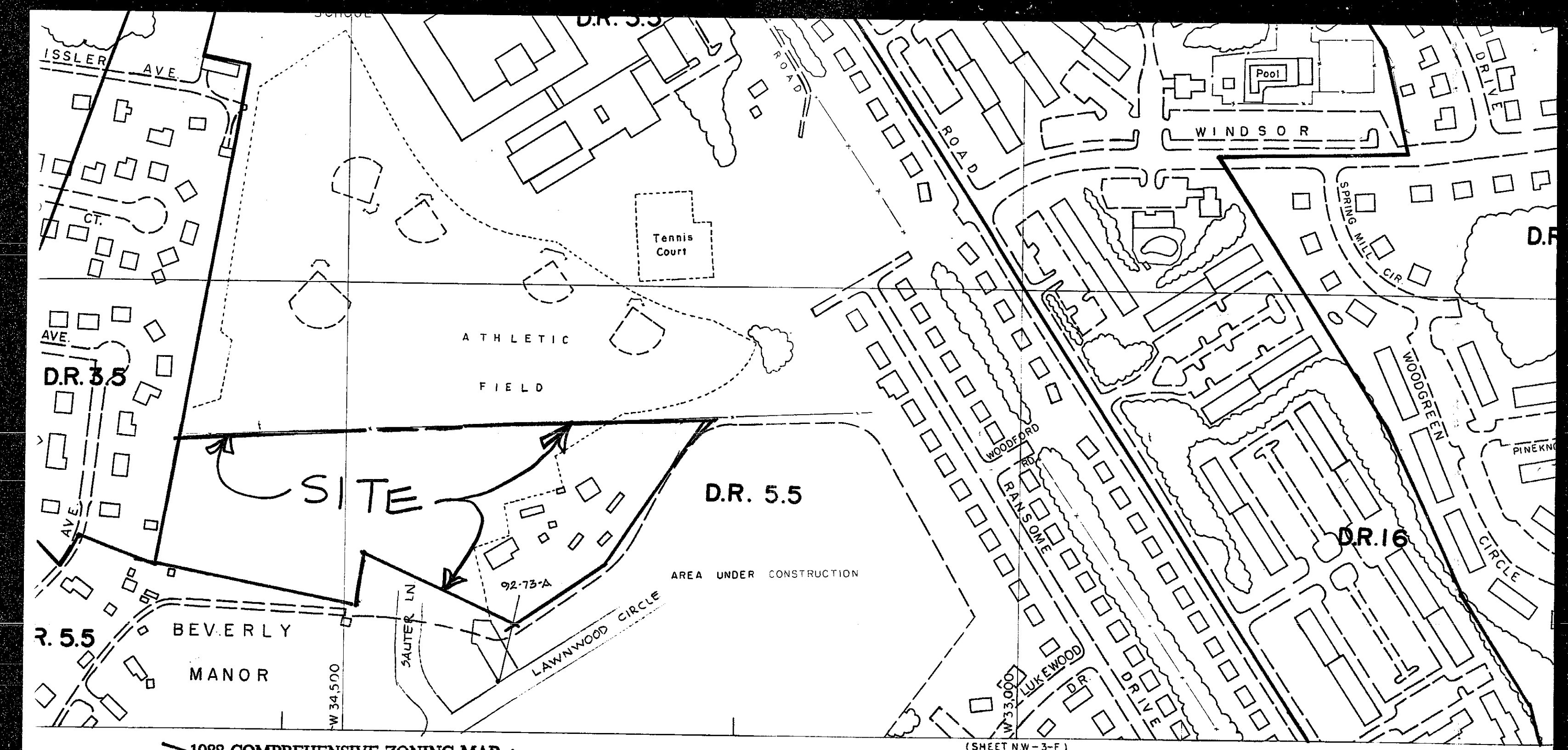
I met with the petitioner several times about this request. He filed this when I was not and it still looks incomplete. There is no property description and no attorney's signature. The variances and special hearing requests are in order. I am not spending any more time on this; however, I am trying to contact the petitioner on obtaining the property descriptions and advising him on using an attorney, especially since he is incorporated. Any questions, let me know.

m. h.

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
STEPHEN J. NOLAN	Sta 700, 210 W. PENNA. AVE. TOWSON, MD. 21204
RICHARD KIRBY	14515 PARTNERSHIP RD POOLESVILLE, MD 20837
JOHN L. SCHUBERT PE	1800 ROLLING FID CATONSVILLE, MD 21228

Printed with Soybean Ink
on Recycled Paper



1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Dale J. Voss
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

95-55-SPHA

56

1992 COM
Adopted by
Bill Nos. 153-92,

IMPORTANT MESSAGE

TO: Jim
DATE: 10/4 TIME: 1:08 PM
M/D: 10/4
OF: 10/4
PHONE: 410-887-3391
Area Code: 410 Extension: 887-3391

RICKLIN # 95-55-SPHA

RICKLIN Homes, Inc.
14515 Partnership Road
Poolesville, MD 20837

Linus Zubkus
Vice President (301) 948-2919

Signed: *Boyle*

504 (V.B.6.b.) to permit a 6' window to property line setback in lieu of 15'.
 504 (V.B.6.a.) to permit a 15' window to street R/U in lieu of 25'.
 504 (V.B.6.b.) and 301 to permit a 5' deck to property line setback in lieu of 11.25'.

(Lot number schedule below)

FIRST AMENDED VARIANCES

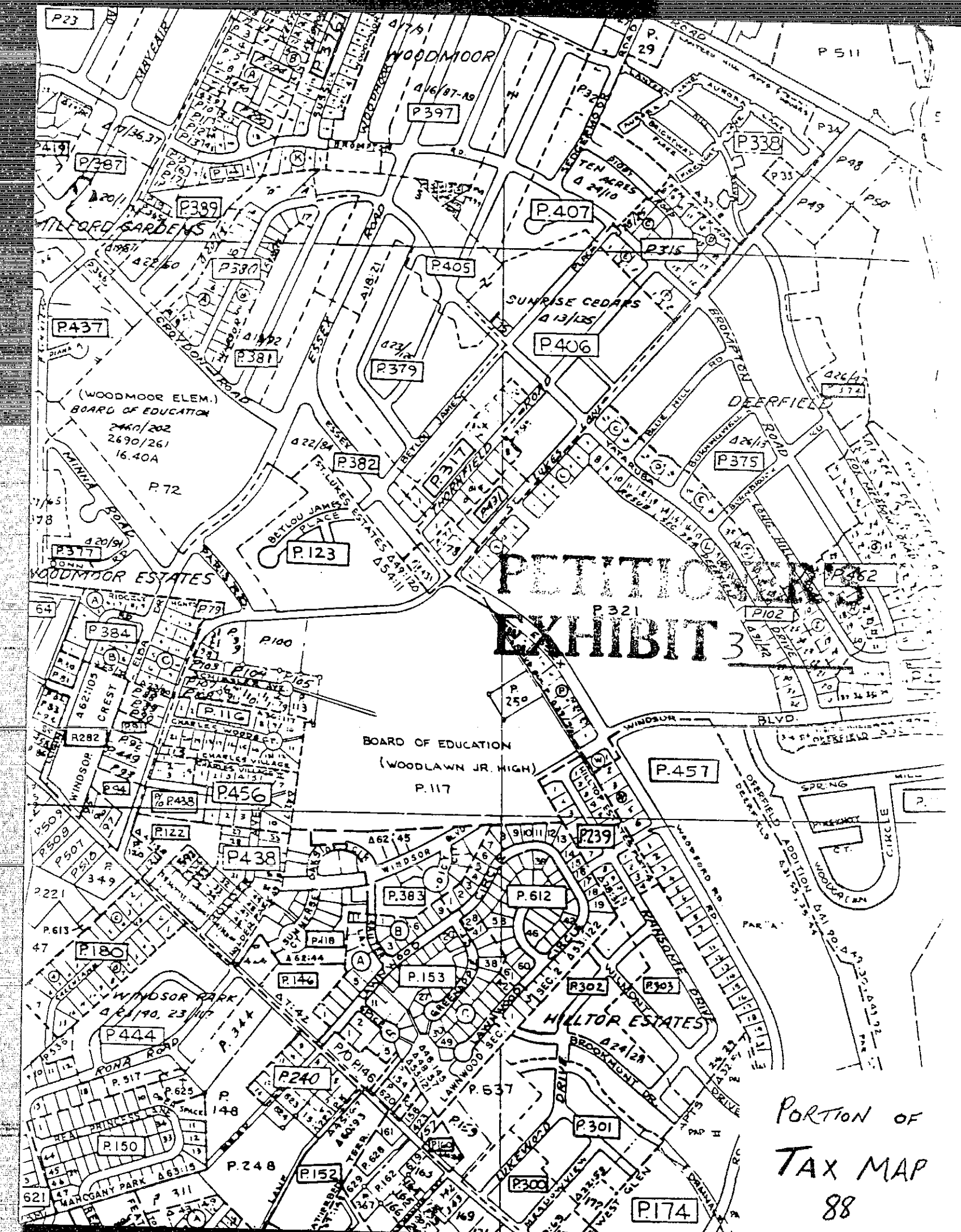
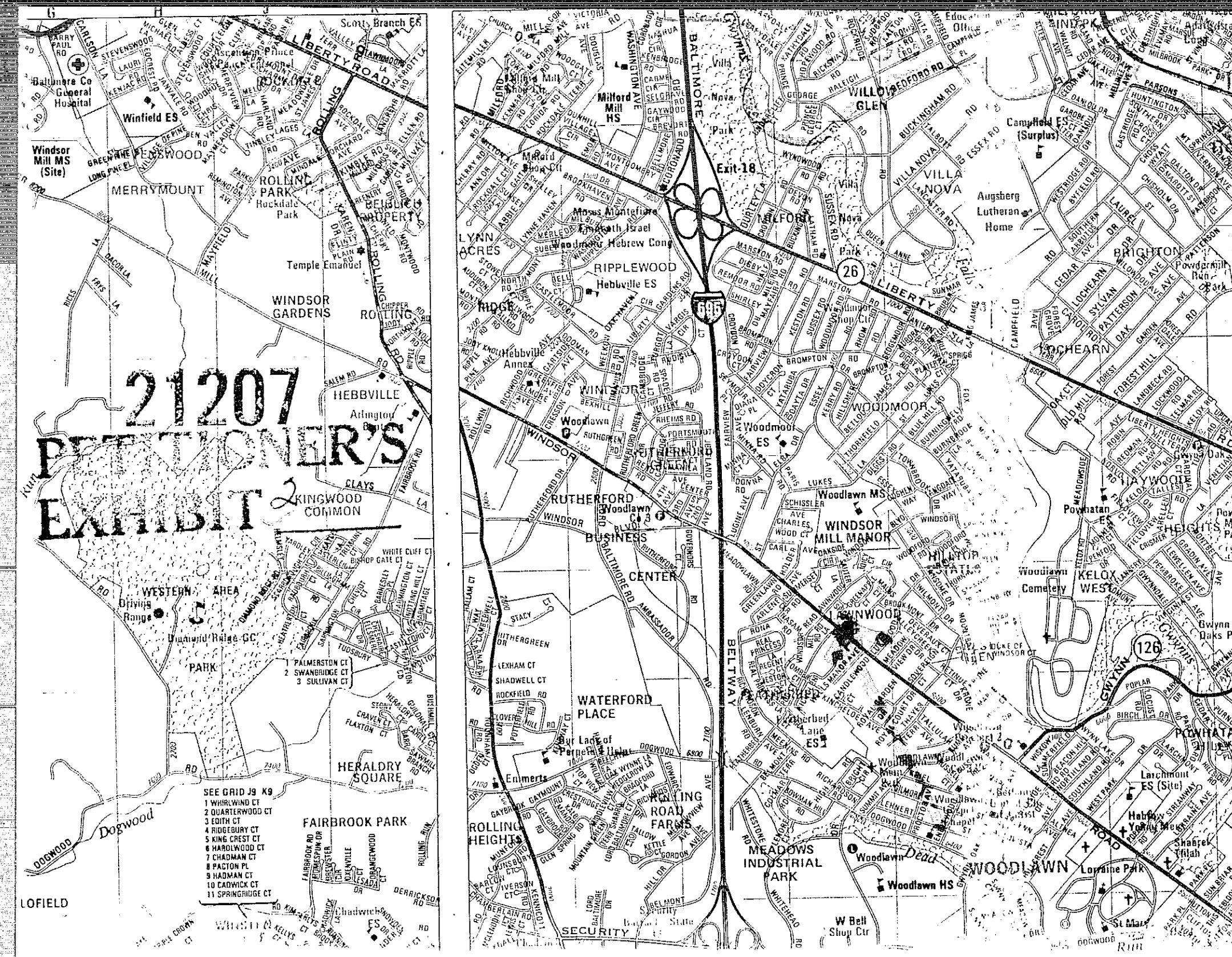
LOT	20' IN LIEU OF 40' WINDOW TO WINDOW	20' IN LIEU OF 20' WITH 25' HT. 25' 30'	15' IN LIEU OF 15' WINDOW TO PROPERTY LINE	15' WINDOW TO ROW IN LIEU OF 25'	5' DECK SETBACK IN LIEU OF 11.25'	DECK SETBACK TO DECK SETBACK OF ORIGINAL PER	COMBINATION OF VARIANCES TO BE USED IN LIEU OF 11.25' OF ORIGINAL P.D.
986	X	X	X				
10412	X	X	X				
17420	X	X	X				
20121	X	X	X				
23124	X	X	X				
24125	X	X	X				
25126	X	X	X				
26127	X	X	X				
27128	X	X	X				
30430	X	X	X				
30440	X	X	X				
6			X				X
18			X				
19			X				
20			X				
21			X				
25			X				
26			X				
27			X				
33			X				
39			X				
40			X				
9			X				
12			X				

NOTE:
 MODEL TYPES ON
 SPECIFIC LOTS
 MAY VARY.

FIRST AMENDED
 FINAL DEVELOPMENT PLAN
 "WINDSOR MILL MANOR"
 2ND ELECTION DISTRICT BALTIMORE CO., MD
 SCALE: AS SHOWN DATE: FEBRUARY 24, 1989.
 SHEET 2 OF 2

OWNER/DEVELOPER

OFFICE OF PLANNING AND ZONING
 APPROVED BY



LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
 CHARTERED
 SUITE 700, COURT TOWERS
 210 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204-5340
 (410) 823-7800
 TELEFAX: (410) 296-2765
 September 23, 1994

VIA HAND DELIVERY

Mr. Jeffrey W. Long, Planner
 Baltimore County Office of
 Planning and Zoning
 County Courts Building
 Towson, Maryland 21204

Re: Windsor Mill Manor
 Zoning Hearing: September 27, 1994

Dear Mr. Long:

Reference is made to your comments dated August 29, 1994 regarding Windsor Mill Manor.

This will serve to confirm our meeting with Mr. Richard Kirby of Ricklin Homes, Inc., in your office on September 23, 1994. At that time, Mr. Kirby provided you with further information regarding Lots 41 through 43. More specifically, Lot 42 is being completed for a handicapped, disabled person who has expressed a desire for a deck that would not be constructed at grade. Furthermore, Lot 43 has a home constructed thereon with a sliding door for a proposed deck. In light of this additional information and the fact that there are existing users for two of these subject lots, you have informed us that your office will not object or oppose the construction of decks which are not at grade for the sake of uniformity among the three lots involved.

Furthermore, you have clarified your comment regarding any unit "which faces Windsor Boulevard should have a similar degree of architectural articulation as the front face of such unit." It is our understanding that your chief concern with regard to that comment is that there be no blank walls facing Windsor Boulevard with respect to any homes which are to be constructed after the date of the hearing.

PETITIONER'S
 EXHIBIT 2

September 23, 1994
 Page two

As we also discussed, the developer understands and fully concurs with the third and fourth comments enumerated in your summary of recommendations.

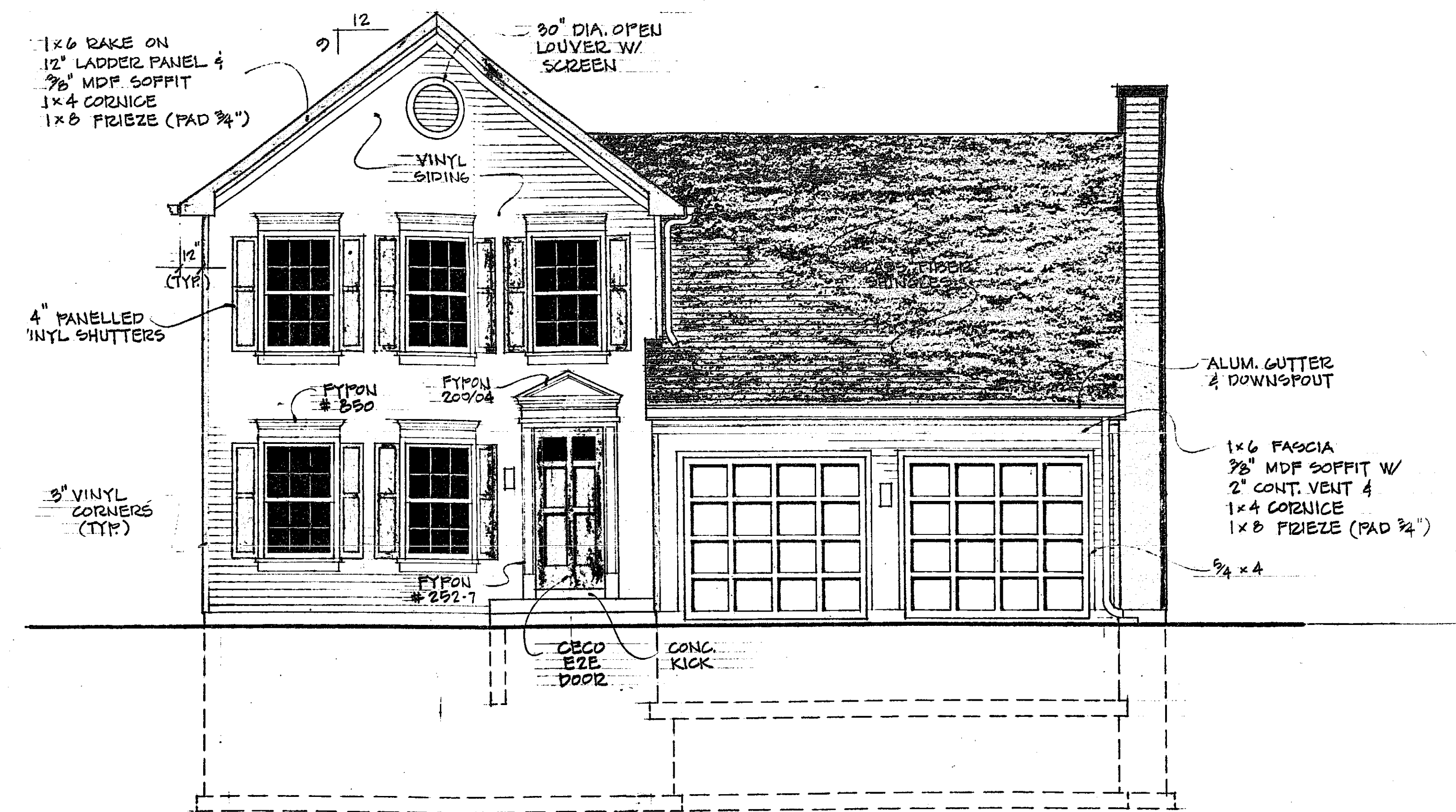
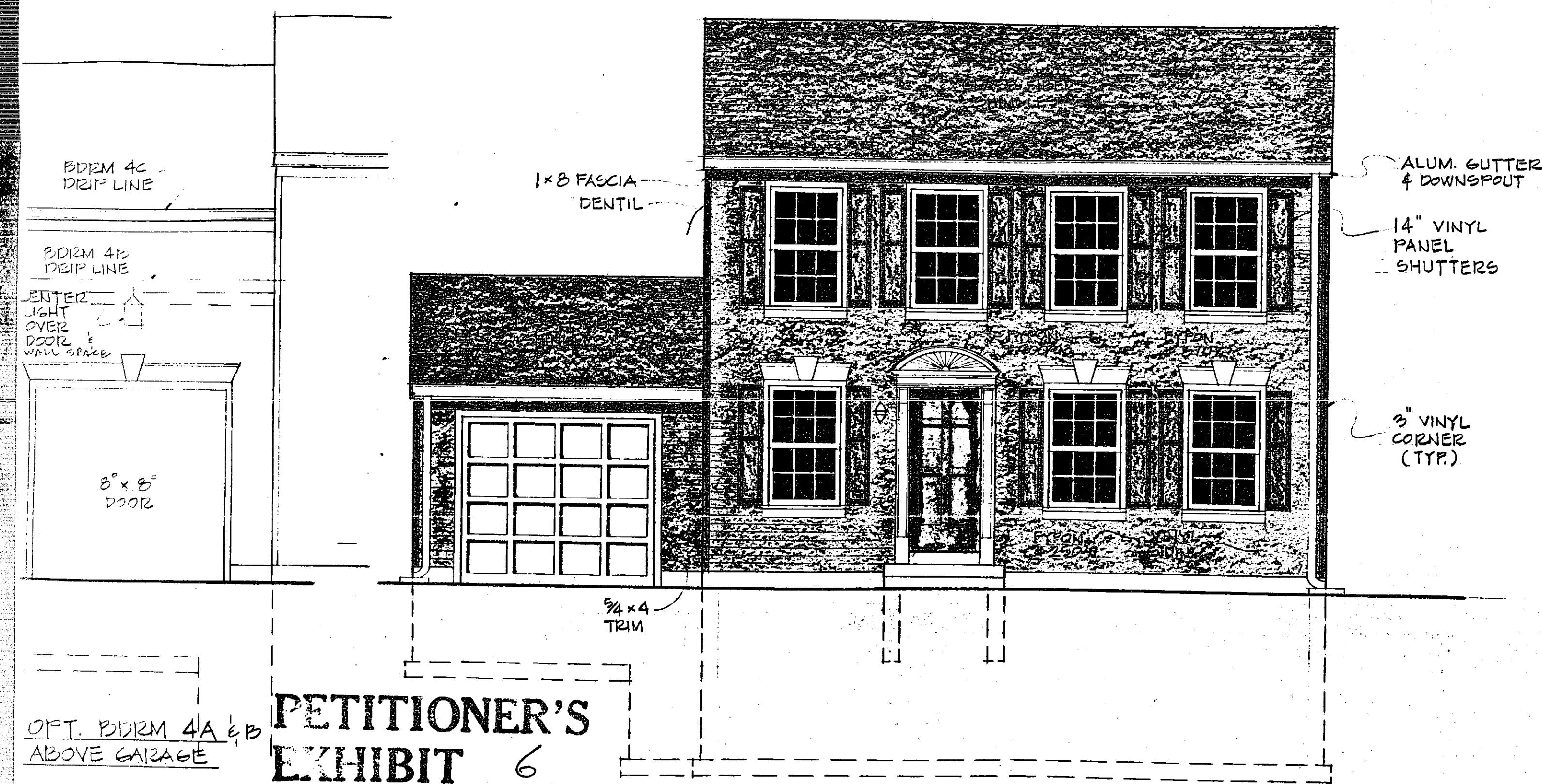
Once again, we appreciate the opportunity to have met with you in order to resolve this important matter.

Very truly yours,

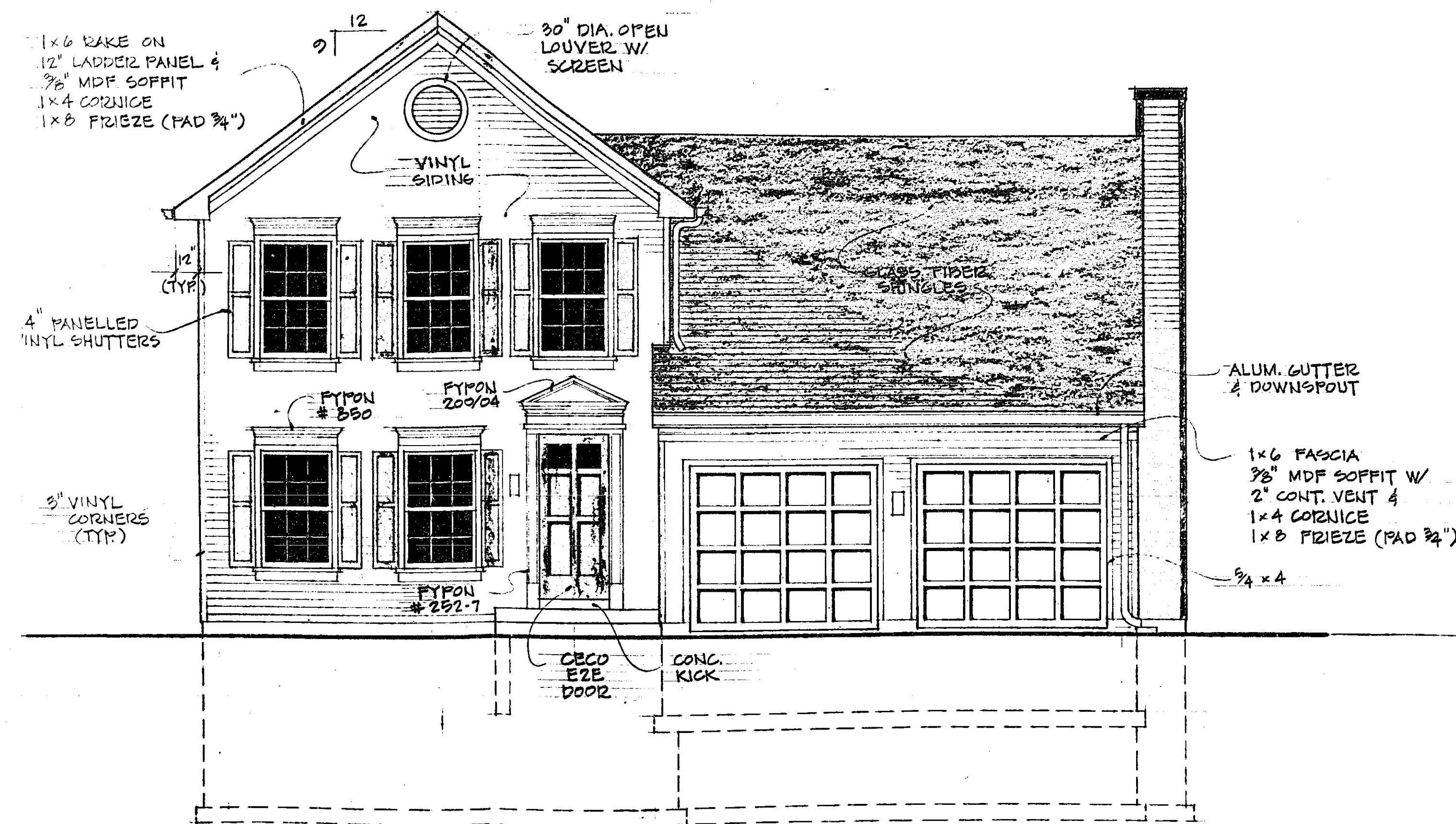
Stephen J. Nolan
 Stephen J. Nolan

SJN/mao

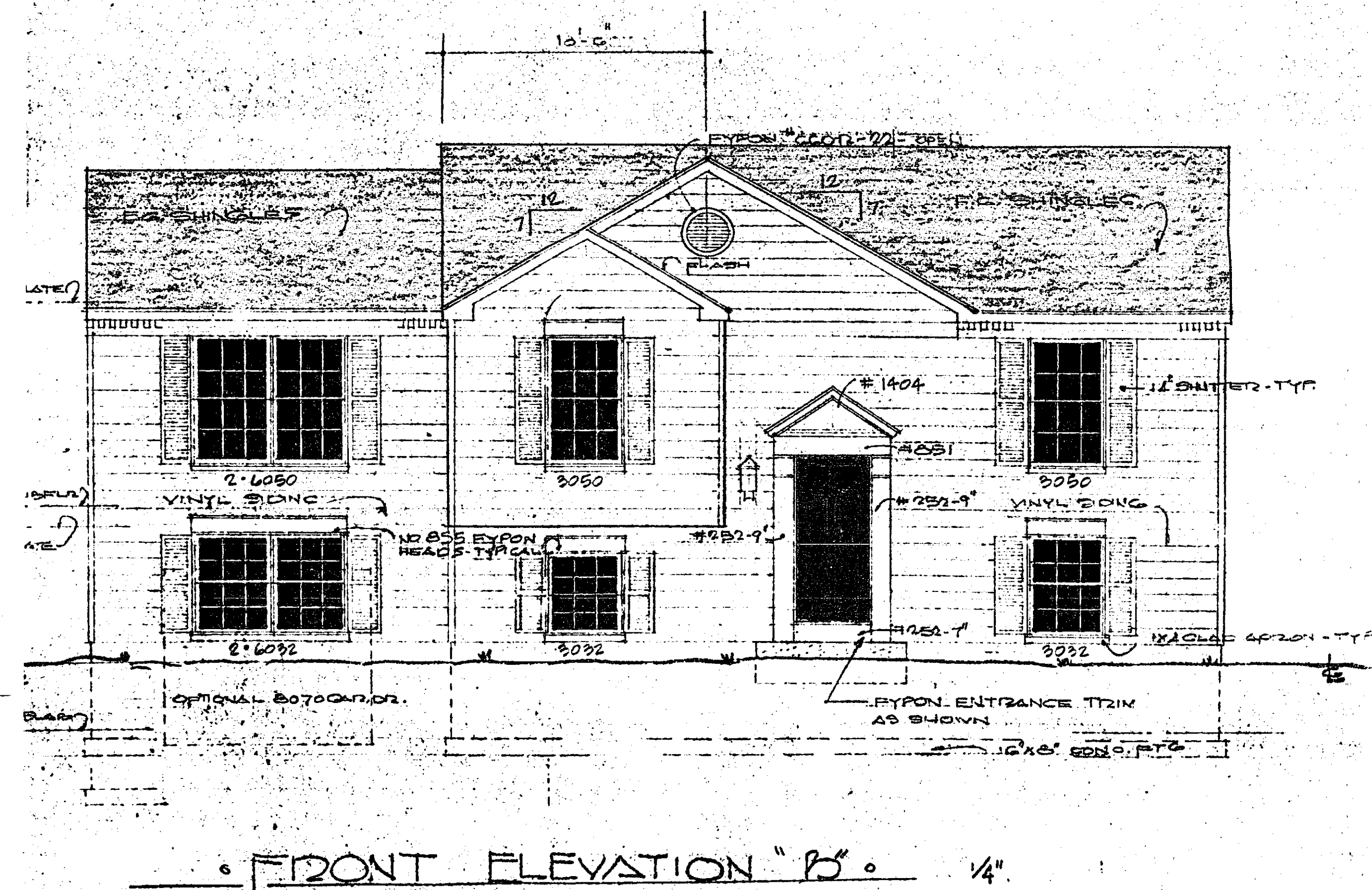
cc: Mr. Richard Kirby
 Ricklin Homes, Inc.



NOTE:
OPT. EXHIBIT 202A CROSSHEAD



NOTE:
OPT. EXHIBIT 202A CROSSHEAD



FRONT ELEVATION "B" 1/4"

SOIL TYPES AND LIMITATIONS

TYPE	STREETS & PARKING LOTS	BUILDINGS 3 STORIES OR LESS WITH BASEMENTS	WITHOUT BASEMENTS	SOIL CLASS
M5B2	MODERATE SLOPE	SLIGHT	SLIGHT	B
AdB2	MODERATE SEASONALLY PERCHED WATER TABLE; SLOPE	MODERATE SEASONALLY PERCHED WATER TABLE	SLIGHT	D

LEGEND

EXIST. CONTOUR 472
 PROP. CONTOUR 72
 SOILS LINE
 EXIST. WELL
 PROP. MAIL PAD
 PROP. TRASH PAD
 PROP. STREET LIGHT
 PROP. FIRE HYDRANT
 PROP. CURB & GUTTER
 EXIST. CURB & GUTTER
 DENOTES LOT NUMBER
 PROP. SCREENING
 TRACT BOUNDARY LINE
 SUBDIVISION BOUNDARY LINE

Tabulations

Open Space:
 Required - 43 units x 650 S.F./unit = 27,950 S.F.
 Proposed - 29,560 S.F. of open space in provided on the plan.

Parking:
 Required - 2 offstreet spaces/unit x 43 units = 86 spaces
 Proposed - 86 offstreet spaces

Landscaping:
 Required - 1 tree/unit x 43 units = 43 trees
 50% Major Deciduous
 30% Evergreen Trees
 Proposed - See Landscape Plan

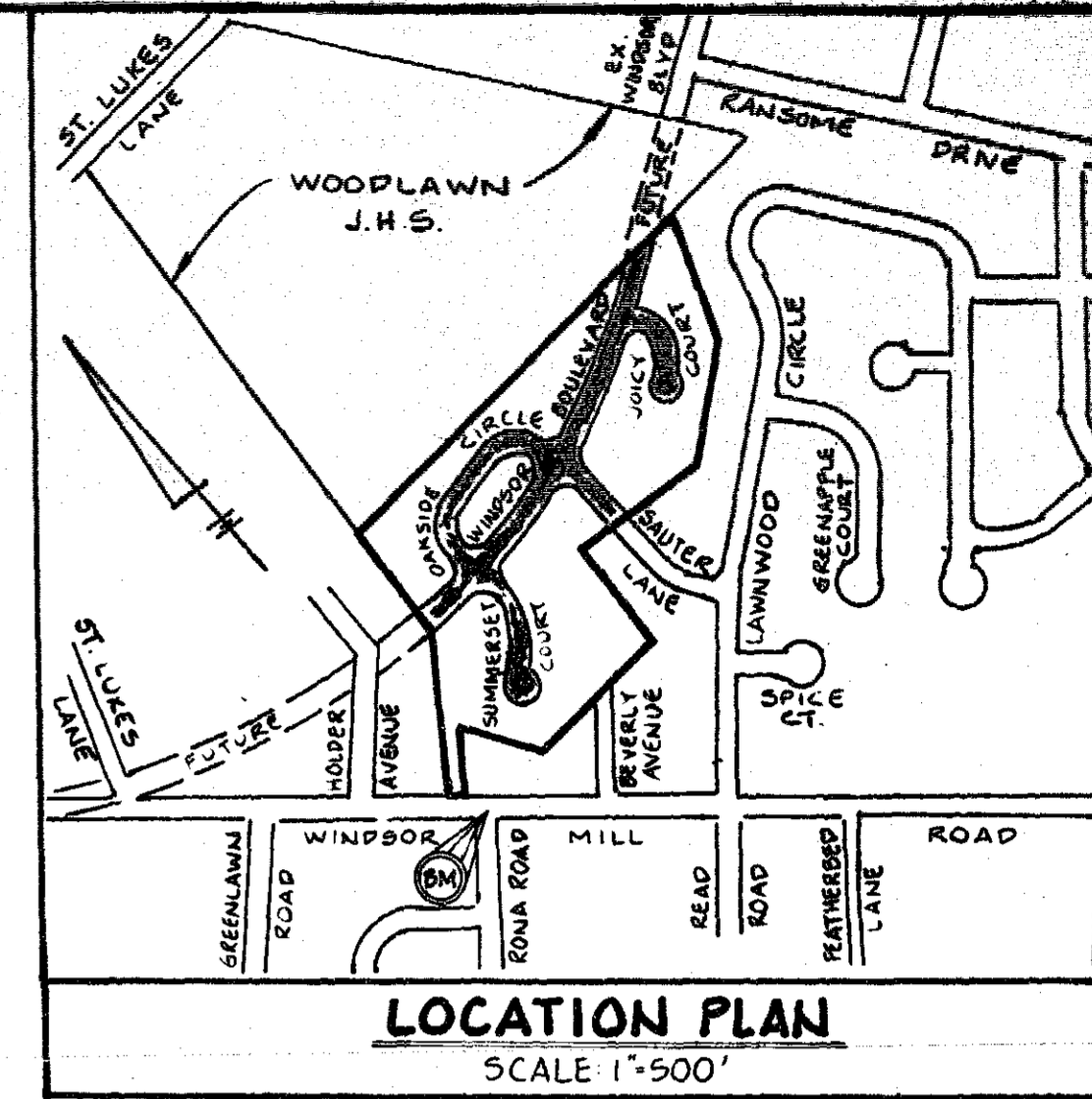
A.D.T.'s:
 Estimated Average Daily Trips (A.D.T.'s)
 43 units x 10.4 trips/unit daily = 447.20 A.D.T.

BENCH MARK

BALTO CO. X-4370 ELEV. 449.30
 GALVANIZED SPIKE IN MACADAM AT
 INTERSECTION OF WINDSOR MILL ROAD
 AND RONA ROAD

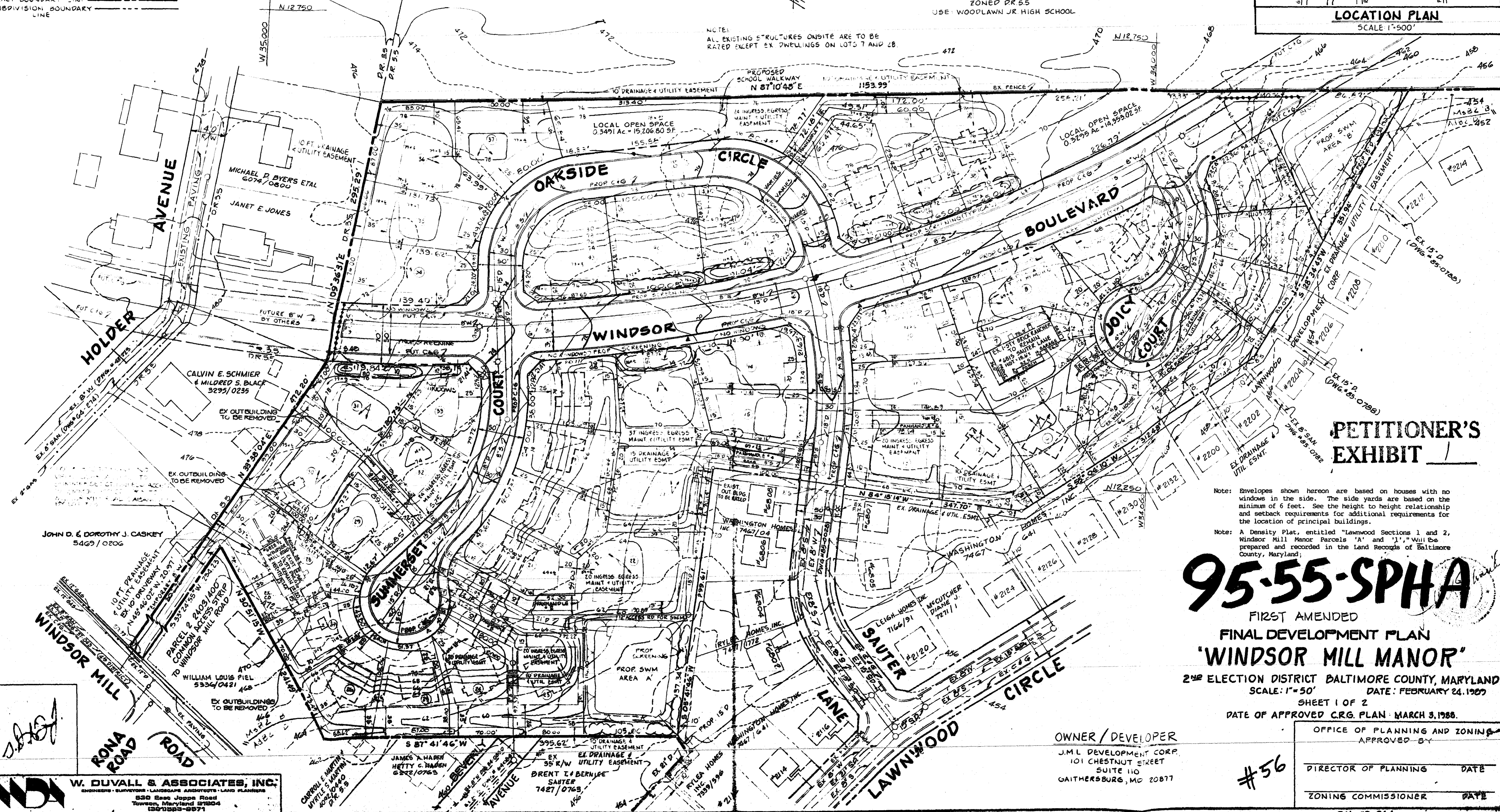
Site Data

- Gross Acreage: 13.8285 Ac.±
- Net Acreage: 12.1594 Ac.±
- Existing Zoning: D.R. 5.5
- Proposed Zoning: D.R. 5.5
- Census Tract: 4024.04
- Watershed: Gwynns Falls
- Subwatershed: No. 54 7746/G71
- Deed of Ownership: S.M. 7746/G71
- Tax Account No.: 02-0219000254 & 02-0219000381



BALTIMORE COUNTY BOARD OF EDUCATION
 W.J.R. 3653/379
 ZONED DR 5.5
 USE: WOODLAWN JR. HIGH SCHOOL

NOTE:
 ALL EXISTING STRUCTURES ON SITE ARE TO BE
 RAZED EXCEPT EX. DWELLINGS ON LOTS 7 AND 28.



PETITIONER'S EXHIBIT

Note: Envelopes shown hereon are based on houses with no windows in the side. The side yards are based on the minimum of 6 feet. See the height to height relationship and setback requirements for additional requirements for the location of principal buildings.

Note: A Density Plat, entitled "Lawnwood Sections 1 and 2, Windsor Mill Manor Parcels 'A' and 'J'," will be prepared and recorded in the Land Records of Baltimore County, Maryland.

95-55-SPHA

FIRST AMENDED FINAL DEVELOPMENT PLAN 'WINDSOR MILL MANOR'

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=50' DATE: FEBRUARY 24, 1987

SHEET 1 OF 2

DATE OF APPROVED CRG. PLAN: MARCH 3, 1988.

OWNER/DEVELOPER

J.M.L. DEVELOPMENT CORP.
 101 CHESTNUT STREET
 SUITE 110
 GAITHERSBURG, MD 20877

OFFICE OF PLANNING AND ZONING
 APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

TN 87-064

W. DUVAL & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
 530 East Joppa Road
 Towson, Maryland 21204
 (301) 555-9971

LOT	22' IN LIEU OF 40' WINDOW TO WINDOW	20' SEPARATION IN LIEU OF 20' WITH ROOF HTS. 25'-30'	2' IN LIEU OF 15' WINDOW TO PROPERTY LINE	15' WINDOW TO R/W IN LIEU OF 25'	5' DECK SETBACK IN LIEU OF 11.25'	REZONING TO STREET IN LIEU OF ORIGINAL PER	CONVEYANCE TO BE IN LIEU OF WINDOW TO WINDOW
546	X	X					
6412	X	X					
15413	X	X					
17420	X	X					
20421	X	X					
23424	X	X					
24425	X	X					
25426	X	X					
26427	X	X					
27428	X	X					
38430	X	X					
37440	X	X					
6			X			X	
15			X				
17			X				
20			X				
21			X				
25			X				
26			X				
27			X				
38			X				
39			X				
40			X				
7				X		X	
12					X		

IONS	OR LESS	THOUT EASEMENTS	SOIL CLASS
SLGHT			B
SLGHT			D

Tabulations

Open Space:
 Required - 43 units x 650 S.F./unit = 27,950 S.F.
 Proposed - 29,560 S.F. of open space is provided on the plan.

Parking:
 Required - 2 offstreet spaces/unit x 43 units = 86 spaces
 Proposed - 86 offstreet spaces

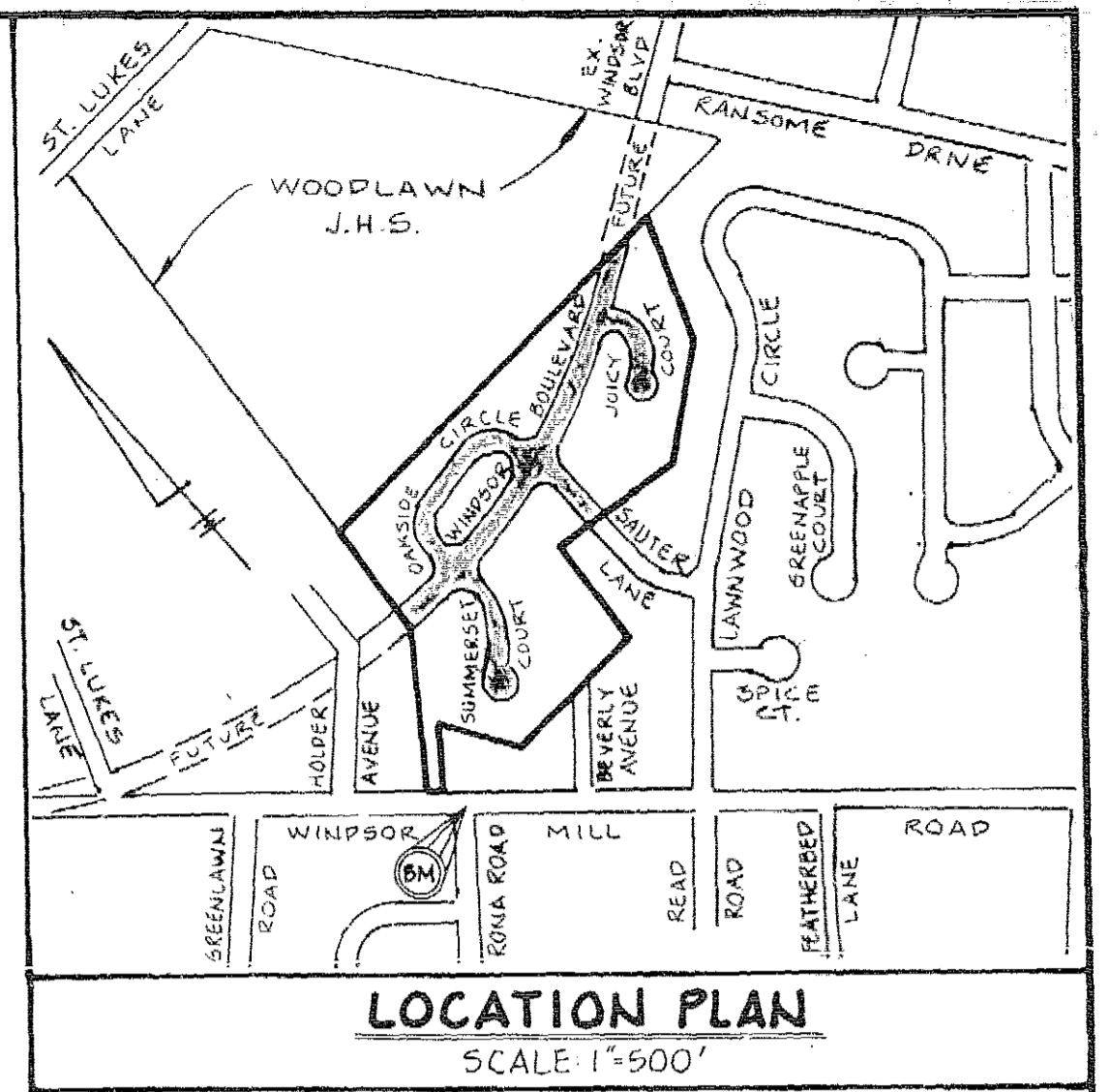
Landscaping:
 Required - 1 tree/unit x 43 units = 43 trees
 50% Major Deciduous
 30% Evergreen Trees
 Proposed - See Landscape Plan

A.D.T.'s:
 Estimated Average Daily Trips (A.D.T.'s)
 43 units x 10.4 trips/unit daily = 447.20 A.D.T.

BENCHMARK
 BALTO CO. X-4390 ELEV. 469.30
 GALVANIZED SPIKE IN MACADAM AT INTERSECTION OF WINDSOR MILL ROAD AND RONA ROAD

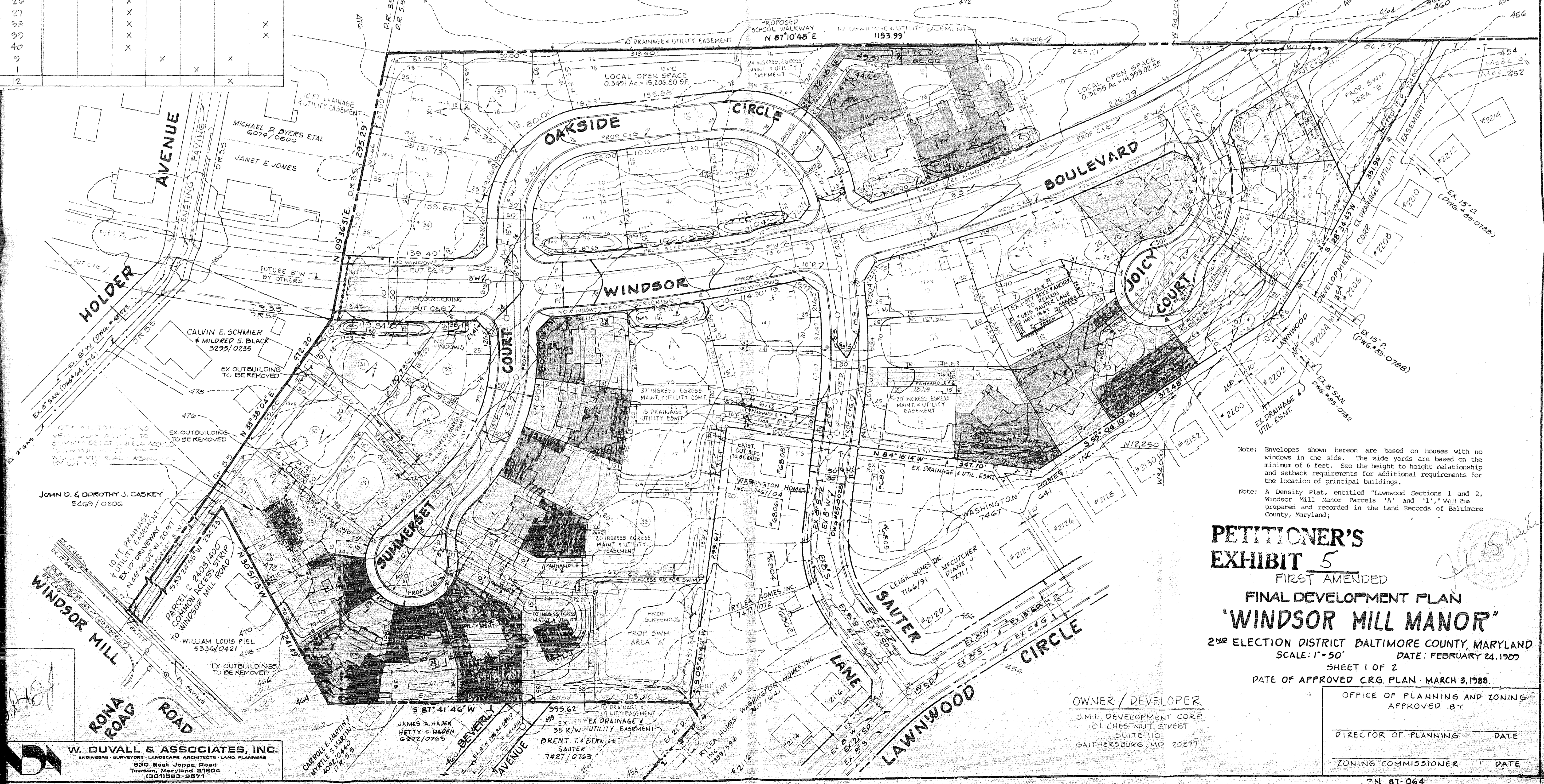
Site Data

- Gross Acreage: 13.8285 Ac.±
- Net Acreage: 12.1594 Ac.±
- Existing Zoning: D.R. 5.5
- Proposed Zoning: D.R. 5.5
- Census Tract: 4024.04
- Watershed: Gwynns Falls
- Subwatershed: No. 70
- Deed of Ownership: 5 M. 774G/671
- Tax Account No.: 02-0219000254 & 02-0219000381.



BALTIMORE COUNTY BOARD OF EDUCATION
 W.J.R. 3653/379
 ZONED DR.5.5
 USE: WOODLAWN JR. HIGH SCHOOL

NOTE:
 ALL EXISTING STRUCTURES ONSITE ARE TO BE RAZED EXCEPT EX. DWELLINGS ON LOTS 7 AND 12.



Note: Envelopes shown hereon are based on houses with no windows in the side. The side yards are based on the minimum of 6 feet. See the height to height relationship and setback requirements for additional requirements for the location of principal buildings.

Note: A Density Plat, entitled "Lawnwood Sections 1 and 2, Windsor Mill Manor Parcels 'A' and 'B' Will 5-9 prepared and recorded in the Land Records of Baltimore County, Maryland;

PETITIONER'S EXHIBIT 5

FIRST AMENDED

FINAL DEVELOPMENT PLAN

'WINDSOR MILL MANOR'

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=50' DATE: FEBRUARY 24, 1987

SHEET 1 OF 2
 DATE OF APPROVED CRG. PLAN: MARCH 3, 1988.

OWNER/DEVELOPER
 J.M.C. DEVELOPMENT CORP.
 101 CHESTNUT STREET
 SUITE 110
 GAITHERSBURG, MD 20877

OFFICE OF PLANNING AND ZONING
 APPROVED BY

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

